

# Memorandum



**Date:** August 17, 2006

**To:** Honorable Carlos Alvarez, Mayor  
 Honorable Chairman Joe A. Martinez  
 and Members, Board of County Commissioners

**From:** George M. Burgess  
 County Manager  


**Subject:** Status Report 2 – Miami-Dade Housing Agency

The following is the second update on issues pertaining to the Miami-Dade Housing Agency (MDHA). This report includes a status of the County's efforts regarding the recapturing of funds from developers, clarification of information presented in the media about funds awarded to affordable housing developments, and a summary of affordable housing initiatives in Miami-Dade County.

### **Staff Review of Developer Contracts**

While *The Miami Herald* put forth an incredible amount of effort and research to present its readers with a listing of affordable housing developments throughout the County (see Attachment 1), it is important to present a more thorough picture as the information published may be easily misinterpreted.

According to *The Miami Herald*, “[MDHA] pledged more than \$87 million between 2003 and 2005 for the construction of 72 affordable housing developments.” While the statement regarding the pledge of more than \$87 million is correct, it does not mean that the funds awarded or pledged to a developer were paid. The award of funds to a developer by the Board of County Commissioners’ does not necessarily translate into an immediate payment. In order for a developer to receive County funds, the developer must submit an official request for a draw that includes backup documentation such as invoices and proof of work. An analysis of the request for payment is performed and paid as appropriate. In most cases, draws can only begin after a mortgage is recorded and construction has commenced. The process continues until a certificate of occupancy is issued. However, in a few exceptions with respect to the MDHA Development Corporation, disbursement of funds upon Board approval occurred for pre-development work.

In order to accurately portray the information, staff immediately started to review internal records to compare County data with what was presented in *The Miami Herald* (“House of Lies”/August 23, 2006). As illustrated in Attachment 2, staff separated the reported construction contracts into three categories: completed/closed, on-going/open, or recaptured/cancelled. First, for developments categorized as completed/closed, the County transferred \$3.95 million more towards the same 13 completed/closed projects. Secondly, when comparing the list of projects that are currently under construction (ongoing/open), *The Miami Herald* reported that the County awarded \$35.210 million, but in reality, \$41.01 million was awarded and only \$15.909 million has been paid on the same 23 projects. In addition, there were 16 additional open contracts from 2003 through 2005 with a total transfer of \$5.28 million not reported in Attachment 1. Lastly, it was reported in *The Miami Herald* that 28 projects received a total award of \$26.21 million, but were later cancelled. In reality, \$28.965 million was awarded to the 28 projects, but only \$1.677 million of these funds were actually paid to one developer (Rivers Development Group) for two separate projects. In this case,

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the County Attorney's office is pursuing repayment through court action. The remaining \$24.533 million in awarded funds were recaptured and made available for other projects.

In summary, the accurate interpretation of all the information from 2003 through 2005 is as follows:

- \$22.6 million of County funds were expended to support the development of 2,611 completed affordable housing units in 14 projects.
- \$54.859 million of County funds were awarded to 39 projects to support the development of 3,714 affordable housing units; all of these projects remain open and only \$21.189 million has been expended on these projects to date.
- \$28.965 million of County funds were awarded to 28 projects supporting 3,266 units; all of these projects have been cancelled and only \$1.677 million of the \$28.965 million was actually paid to a developer.

#### Fannie Mae Line of Credit

As indicated in the June 6, 2006 report to the Board regarding the status of the Infill Housing Initiative Program (IHIP), in April 2002 the County received a line of credit (LOC) from Fannie Mae to purchase properties for infill development.

The Fannie Mae LOC was made available to private developers for the development of affordable homes on infill lots, and in December 2003 the County paid off the Fannie Mae LOC with Documentary Stamp Surtax funds. As of today, five of the six developers still owe the County approximately \$2.5 million. The only developer with no outstanding balance is Citywide Development. The County continues to aggressively pursue the remaining developers for the repayment of funds to the County. At my request, the County's Office of Inspector General (OIG) is investigating all infill parcels, whether acquired from the County or privately owned to determine if developers have been in compliance with affordability requirements.

DEVELOPER	ORIGINAL LOAN	BALANCE DUE as of August 7, 2006			DEFAULT DATE
		Principal	Interest	Total	
Citywide Development	\$1,000,000	\$0	\$0	\$0	N/A
Infill Development Group	940,000	873,000	0	873,000	Jaunary 1, 2004
Riverside Homes	500,000	500,000	12,236	512,236	September 30, 2003
Better Homes	500,000	83,333	26,619	109,952	August 31, 2003
Fortex Construction	980,000	490,000	63,778	553,778	October 10, 2003
Personal Paradise	1,000,000	447,050	3,576	450,626	March 23, 2004
Total	\$4,920,000	\$2,393,383	\$106,209	\$2,499,592	

The status of each outstanding loan and recommended action by staff is as follows:

- **Infill Development.** There have been no homes built. However, there is an executed settlement approved by the Court, following a referral to the County Attorney's Office which stipulates full repayment by July 10, 2007. An initial payment toward the settlement was received on July 14, 2006 in the amount of \$172,280, which paid outstanding interest to that date and lowered the principal to the current amount due. In addition, the settlement stipulates that when a completed home is sold, \$33,500 is payable to the County until the remaining principal of \$873,000 is paid, plus quarterly interest payments.
- **Riverside Homes.** There have been no homes built and the developer is paying interest only. The County Attorney's Office filed foreclosure action July 2006 against the developer

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for all parcels, including amount due on the Fannie Mae LOC and outstanding Surtax loans.

The developer has asked for an extension of pay-off amount; however, the County Attorney presses forward with actions for foreclosure.

- **Better Homes.** The recorded mortgage stipulates 24 single family homes were to be built, but only 20 have been completed. The developer has not paid quarterly interest since the first two quarters. The County Attorney has assumed follow through on this case.
- **Fortex Construction.** The recorded mortgage stipulates a minimum of 27 single family homes to be built. The developer has refused to pay quarterly interest, which has now accrued to \$63,778. In addition, the County found that the original maximum sales price was \$100,000, but County records show recent prices ranging from \$118,000 to \$200,000 without any record of increased sales price approved by the County. The County Attorney has assumed follow through on this case.
- **Personal Paradise.** The recorded mortgage stipulates 20 single family homes to be built, but only 11 have been completed. The last home sold for \$152,900; however, there are no records amending the mortgage to increase the sales price. Remaining homes cannot be completed due to eminent domain issues regarding the future path of a Metrorail line. The developer wants to substitute parcels to build the remaining homes, which would require a modification to the mortgage and an approved extension. The County Attorney's Office is working with the developer regarding eminent domain issues and repayment of the Fannie Mae LOC.

As additional information regarding the status of the County's relationship with these particular developers or the repayment of the Fannie Mae LOC becomes available, we will share with the Mayor and the Board. Staff continues to review the County's relationship with the MDHA Development Corporation and will report its findings in the final report.

#### **Status of Affordable Housing in Miami-Dade County**

Although there has been much controversy over the use of Surtax funds for affordable housing, the fact is that thousands of families have benefited from Surtax and other housing programs administered by the County. More importantly, we need to emphasize that Surtax, State Housing Incentive Program (SHIP), and HOME program funds are an effective way to address the housing crisis in our community.

In May, a report was presented to the Community Empowerment and Economic Revitalization (CEER) detailing the current state of the data, policies and initiatives directing our housing strategies. The report, distributed to all members of the Board, documented the social and economic forces impacting the housing crisis in our community, and evaluated how our departmental policies and procedures respond to the housing crisis.

Current events make it necessary for us to highlight certain elements of that report and clarify some misconceptions that have arisen during the last few weeks. The untold story of the County's efforts to help those most in need is that since 1984, over 11,021 affordable housing units have been completed through \$206.618 million in Surtax and SHIP funding based on Development and Loan Administration Division records, in addition to State funding sources and revenues generated by the developers (see Attachment 3). This is a significant achievement, considering that today over 11,000 families in Miami-Dade County may not have had the means to afford a home without these programs.

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In addition, Attachment 4 includes an inventory of the County's government-assisted rental and homeownership units. The report presented to the CEER Committee in May indicated that there are approximately 83,000 government-assisted rental and homeownership units in Miami-Dade County, of which 60,599 (50,702 rental and 9,897 homeownership) are supported through the County's housing programs. Currently, there are approximately 800,000 occupied housing units in Miami-Dade County, meaning the County is supporting the equivalent of 7.5 percent of all households through our housing programs.

Attachment 5 includes a brief description of each housing assistance program.

**Additional Information**

As stated in my previous status report, staff continues to develop the 30-day progress report. Any additional information regarding the repayment of the Fannie Mae LOC, and actions to recapture funds or parcels owed to the County will be included in the report.

If you have any questions or concerns, please contact Senior Advisor Cynthia W. Curry at 305-375-4126 or me directly.

C: Assistant County Managers  
Members of the MDHA Management Assistance Team

The Miami-Dade Housing Agency pledged more than \$87 million between 2003 and 2005 for the construction of 72 affordable housing developments. But 40 percent of the projects are canceled and many others are incomplete. Here is the status of the projects:

PROJECT	OPEN	COMPLETED	ADDRESS	DEVELOPER	EST. AFFORDABLE UNITS	TOTAL AWARDED MILLIONS*	PROJECT	ADDRESS	DEVELOPER	EST. AFFORDABLE UNITS	TOTAL AWARDED MILLIONS*
● 1 Miami Supportive Housing.	Villas Del Lago	2110 NW 14 Place.	805, 820, 880 NW 7th Ave.	The Atrium at Spring Garden	33	\$1.00	● 33 URG #	805, 820, 880 NW 7th Ave.	The Atrium at Spring Garden	14	\$1.00
● 2 MERA Development Corp.	JPM Centre/townhouse Villas	183 NW 183 St.	NW 6 Ave. b/w 7th and 8th St.	No Horizons	31	\$1.00	● 34 Miami Mliers	NW 6 Ave. b/w 7th and 8th St.	No Horizons	18	\$0.50
● 3 Opa-locka Community Dev. Corp.	Aswan Village Apartments	2802-2956 NW 132 St.	670 NW 5th St.	Tuscan View Apartments	216	\$1.80	● 35 Tuscan Place II	670 NW 5th St.	Tuscan Place	175	\$3.00
● 4 Cornerstone Group	Alhamra Core Apartments	1630 NW 19th St.	NW 5th Ave. and NW 6th St.	Tuscan Place	240	\$2.20	● 36 Tuscan Place	NW 5th Ave. and NW 6th St.	Tuscan Place	189	\$3.00
● 5 Cornerstone Group	Banwinds Apartments	1980 NW 16 Ave.	240 H. Miami Ave.	City View (Residences)	260	\$1.60	● 37 Miami Downtown Developers	240 H. Miami Ave.	Downtown Place	157	\$1.00
● 6 Rivers Development Group	Riverside Homes	655 NW 95 St.	244 N.E. 1st St.	Downtown Place B. of America Dev.	24	\$0.50	● 38 Downtown Place	244 N.E. 1st St.	Downtown Place	90	\$0.75
● 7 Okeechobee Metro Station	The Embassy at Okeechobee Station	Cheekhouse Road at 19th St.	1455-79 West Flagler St.	Model Housing Cooperative	280	\$1.00	● 39 Model Housing Cooperative	1455-79 West Flagler St.	Villa Dr. Godoy	6	\$0.15
● 8 Cornerstone Group	Boatina Pointe Apartments	Palm Drive and SW 172 Ave.	29 SW 15th Ave./499 SW 1St.	Villa Little Havana Project	164	\$2.25	● 40 VOA Little Havana	29 SW 15th Ave./499 SW 1St.	Villa Little Havana Project	58	\$0.10
● 9 Cornerstone Group	Altamira Apartments	3150 NW 79th St.	876 SW 2nd St.	876 Building	152	\$3.00	● 41 I.F.A. Development Group	876 SW 2nd St.	Brasas Del Mar	20	\$0.28
● 10 Cornerstone Group	Habiscus Pointe Apartments	1250 NW 79 St.	556 West Flagler St.	Brasas Del Mar	212	\$2.30	● 42 Gatehouse	556 West Flagler St.	Brasas Del Mar	60	\$1.00
● 11 Pinnacle Housing	Principe Park	7901-31 NW 7th Ave.	1040 SW 1St.	La Palma Apartments	128	\$1.00	● 43 Peninsula Housing	1040 SW 1St.	La Palma Apartments	91	\$0.50
● 12 Lafayette Square Ltd.	Lafayette Square Apartments	150 NE 79th St.	2179 SW 7th St.	Coral Pointe Condominium	160	\$1.00	● 44 Enterprise Community Dev. Corp.	2179 SW 7th St.	Coral Pointe Condominium	70	\$1.00
● 13 Moyers	Meyers Community Care	7104, 7105, 7106 NW 1st St	SW corner of SW 8th St. and SW 12th Ave.	Miami Beach VOA Senior Housing	24	\$0.55	● 45 Miami Beach VOA Senior Housing	SW corner of SW 8th St. and SW 12th Ave.	Miami Beach VOA Senior Housing	42	\$1.00
● 14 Peninsula Housing	The Village	6886 NW 7th Ave.	1231-1251 7th St.	Palermo Lakes	200	\$1.00	● 46 Greater Miami Neighborhoods	1231-1251 7th St.	Palermo Lakes	10	\$1.00
● 15 Greater Miami Neighborhoods	Dupuis Pointe Homes	NW 62 St/btw NW 31 and NW 32 Ave	531 NW 7th St.	Gran Via Elderly Housing	20	\$0.80	● 47 MERA Development Corp.	531 NW 7th St.	Gran Via Elderly Housing	54	\$4.50
● 16 GIBZ Development	Athena Condominiums	5420 NW 6th Place	NE corner of SW 8th Ct. and SW 4th St.	Seniors Villas	8	\$0.60	● 48 MERA Development Corp.	NE corner of SW 8th Ct. and SW 4th St.	Seniors Villas	40	\$2.80
● 17 Florida Mania Apt. Assoc.	Brownsville, Manor	4190 NW 32 Ave. Miami	110 Ruiz Lane	Douglas Commons Apartments	158	\$0.50	● 49 Pinnacle Housing	110 Ruiz Lane	Douglas Commons Apartments	160	\$1.00
● 18 Pinnacle Housing	Principe Plaza	3690, 3690A, 3674 NW 36 St.	5896 SW 68th St.	Sunset Pointe Apartments	152	\$1.00	● 50 Sunset Pointe of South Miami	5896 SW 68th St.	Sunset Pointe Apartments	46	\$1.00
● 19 Development Zone Group	Albatrach 1 and 2	5175-5179, 5175 NW 24th Ave.	5897 SW 70th St.	South Miami Elderly Housing	158	\$0.50	● 51 HomeTown Station	5897 SW 70th St.	South Miami Elderly Housing	35	\$1.00
● 20 Pinnacle Housing	Two Suenos	580 NW 74 St.	5898 SW 88th Street and SW 15th Ave.	Kendall Assisted Living	179	\$1.00	● 52 MERA Development Corp.	5898 SW 88th Street and SW 15th Ave.	Kendall Assisted Living	200	\$1.00
● 21 Legacy Development Group	Legacy Condominiums	231-2335 NW 22 Ave.	5902 SW 107th Ave.	The Green at Kendall Lakes	155	\$0.50	● 53 TCG Greens at Kendall Lakes	5902 SW 107th Ave.	The Green at Kendall Lakes	240	\$2.00
● 22 Pinnacle Housing	Aguadare	1960-1970 NW 27 Ave.	10415 NW 150th Ave.	Old Cutler Village Apartments	185	\$1.00	● 54 Pinnacle Housing	10415 NW 150th Ave.	Old Cutler Village Apartments	268	\$0.75
● 23 The Carlisle Group	Santa Clara Apartments II	NW 13th Ave. and 20th St.	11010 Princeton Drive	Princeton Drive	204	\$1.16	● 55 MERA Development Corp.	11010 Princeton Drive	Princeton Drive	79	\$2.00
● 24 River Run South Apartments	River Run South Apartments	2475 NW 14th Street Road	11821 SW 107th Ave.	Captiva Club Apartments	155	\$2.30	● 56 Constance/Laporte Club	11821 SW 107th Ave.	Captiva Club Apartments	156	\$1.95
● 25 Wagner Square LLC	Wagner Square Condominiums	1700 NW 14th Ave.	b/w SW 179-188 Ave. and 355-358 St.	Fifth Ave. Estates	20	\$1.00	● 57 Fifth Avenue Estates	b/w SW 179-188 Ave. and 355-358 St.	Fifth Ave. Estates	78	\$1.00
● 26 Neighbors and Neighbors	Infill Development	1455 NW 14th St.	SW 220 St. and 122 Ave.	Colonial Village	6	\$0.35	● 58 Goulds Community Dev. Corp.	SW 220 St. and 122 Ave.	Colonial Village	13	\$0.50
● 27 Pinnacle Housing	Hidden Harbor Apartments	1951 NW South River Dr.	Cathusa Core Apartments	Cathusa Core Apartments	199	\$1.00	● 59 Greater Miami Neighborhoods	Cathusa Core Apartments	Cathusa Core Apartments	144	\$1.50
● 28 New Miami City View	City View Towers	1455 NW 14th St.	19th Ave. and SW 268 St. and 139 St.	La Joya Apartments	150	\$0.75	● 60 Lower Road Gardens	19th Ave. and SW 268 St. and 139 St.	La Joya Apartments	160	\$1.00
● 29 Pinnacle Housing	Rapos Del Sol Apartments	185 NW 13th St.	2540 SW 137 Ave.	Tuscan Place Apartments	199	\$0.75	● 61 Tuscan Place Associates	2540 SW 137 Ave.	Tuscan Place Apartments	340	\$1.00
● 30 MERA Development Corp.	Smartech Plaza Assisted Living	SW 29th Ave. and SW 9th St.	14540 SW 280 St.	Villa Faris Apartments	105	\$3.00	● 62 Cornerstone Group	14540 SW 280 St.	Villa Faris Apartments	340	\$1.00
● 31 Rivers Development Group	Las Rosas	2300 NW 7th St.	105 SE 12th Ave.	Deco Annex	54	\$1.00	● 63 Deco Annex	105 SE 12th Ave.	Deco Annex	100	\$1.00
● 32 Greater Miami Neighborhoods	Villas de la Ribeira	520-522, 528-534 NW 12th Ave.	850 SW 13th St.	Merritt Place Estates II	100	\$1.00	● 64 Merritt Housing	850 SW 13th St.	Merritt Place Estates II	159	\$0.50

The following projects are on scattered sites:

PROJECTS	EST. AFFORDABLE UNITS	EST. AWARDED MILLIONS*	PROJECTS	EST. AFFORDABLE UNITS	EST. AWARDED MILLIONS*	PROJECTS	EST. AFFORDABLE UNITS	EST. AWARDED MILLIONS*
Better Homes Development	13.	\$2.50	Personal Paradise Developers	70	\$1.00	MERA Development Corp.	72	\$2.50
Fortex Construction	77	\$0.98	Infill Development Group	28	\$0.94	● Nehemiah Project of Homestead	9	\$0.45

\*This is the overall allocation from Miami-Dade County. The developer then draws down on the money once construction starts. There were no draws for most of the canceled projects but the money was tied up for months or even years. In some cases, money was drawn by developers and nothing was built.

NOTE: Some projects, such as Riverside Homes, received additional Housing Agency funding prior to 2003. A handful of projects received federal loans through the Housing Agency; several years ago, the agency used local dollars to pay off the loans on behalf of the developers.

**Affordable Housing Development Listing**  
As Printed in the Miami Herald "House of Lies" Series, July 23, 2006

Attachment 2

Attachment INTRO2

**COMPLETED/ CLOSED PROJECTS**

DEVELOPER	PROJECT	ADDRESS	HERALD		COUNTY	
			ESTIMATED AFFORABLE UNITS	TOTAL AWARDED	UNITS	(1) AWARD
1 Corner/Alhambra Cove	Alhambra Cove Apartments	1600 NW 119th St.	240	\$ 2,200,000.00	240	\$ 2,200,000.00
2 Opa-Locka CDC	Aswan Village Apts.	2802-2966 NW 132 St.	216	\$ 1,800,000.00	216	\$ 1,800,000.00
3 Corner/Baywinds	Baywinds Apartments	11900 NE 16th Ave.	200	\$ 1,600,000.00	204	\$ 2,600,000.00
4 Conner/Bonita Pointe Ass	Bonita Pointe Apartments	Palm Drive and SW 172 Ave.	164	\$ 2,250,000.00	164	\$ 2,250,000.00
5 Greater Miami Neighborhoods	Calusa Cove Apartments	7900-8000 SW 210 St.	144	\$ 1,500,000.00	144	\$ 1,500,000.00
6 Cornerstone/Captiva Club	Captiva Club Apartments	17692 SW 107 Ave.	136	\$ 1,950,000.00	136	\$ 2,600,000.00
7 Conner/Hibiscus	Hibiscus Pointe Apts	1250 NW 79 St.	212	\$ 2,300,000.00	212	\$ 2,300,000.00
8 Miami Supportive Housing	Infill/Villas Del Lago	21110 NW 14 Place	288	\$ 1,000,000.00	288	\$ 1,000,000.00
9 Movers	Movers Community Care	7104, 7126, 7160 NW 1st Street	24	\$ 550,000.00	24	\$ 550,000.00
10 Pinnacle/Old Cutler Village	Old Cutler Village Apts.	10415 Old Cutler Road	288	\$ 750,000.00	288	\$ 1,250,000.00
11 Pinnacle Housing	Rayos Del Sol Apartments	185 NW 13th St.	199	\$ 750,000.00	199	\$ 1,750,000.00
12 Tuscany Place Associates	Tuscany Place Apts.	28400 SW 137 Ave.	340	\$ 1,000,000.00	340	\$ 2,000,000.00
13 Gatehouse	Brisas Del Mar	556 West Flagler St.	160	\$ 1,000,000.00	160	\$ 1,800,000.00
			2,611	\$ 18,650,000.00	2,615	\$ 23,600,000.00
						\$ 22,600,000.00

Difference Between Amount Actually Drawn by Developer versus what was Reported in The Miami Herald: \$ 3,950,000.00

Source for Miami-Dade County Information Taken From Development and Loan Administration Division (DLAD) Database

(1) Amount approved through resolution by the BCC. Criteria must be met in order for funds to be drawn/expended.

(2) This indicates the amount that has been drawn and expensed from the award amount.

**Affordable Housing Development Listing**  
As Printed in the Miami Herald "House of Lies" Series, July 23, 2006

Attachment 2

## ONGOING/ OPEN PROJECTS

DEVELOPER	PROJECT	ADDRESS	HERALD			COUNTY	
			ESTIMATED AFFORDABLE UNITS	TOTAL AWARDED	UNITS	(1) AWARD	(2) TOTAL DRAW
1 Development Zone Group	Alapaitah 1 and 2	3725-3729-3735 NW 24th Ave. 2719 SW 17th St.	58	\$ 500,000.00	58	\$ 500,000.00	\$ -
2 Enterprise CDC	Coral Pointe Condo	SW corner of SW 8th St. and SW 127 Ave.	70	\$ 1,000,000.00	70	\$ 1,000,000.00	\$ 1,000,000.00
3 MDHA Development Corp.	Gran Via Elderly Housing and Park and ride		54	\$ 4,500,000.00	54	\$ 4,500,000.00	
4 MDHA Development Corp.	JPM Centre/Townhouse	183 NW 183 St.	31	\$ 1,000,000.00	31	\$ 3,000,000.00	\$ 2,000,000.00
5 Peninsula Housing Dev	La Palma Apartments	1040 SW 1 St.	91	\$ 500,000.00	91	\$ 500,000.00	\$ -
6 Pinnacle Housing	Los Sueños	500 NW 36 St.	179	\$ 1,000,000.00	179	\$ 2,000,000.00	\$ 2,000,000.00
7 Miami Millers	Nu-Horizons	NW 6 Ave. b/w 7th and 8th St.	18	\$ 500,000.00	18	\$ 500,000.00	\$ -
8 Greater Miami Neighborhoods	Palermolle Chalet	5311 NW 7th St.	110	\$ 1,000,000.00	110	\$ 3,000,000.00	\$ -
9 MDHA Development Corp.	Pinkston Drive	11010 Pinkston Drive	79	\$ 2,000,000.00	79	\$ 2,000,000.00	
10 Pinnacle Park	Pinnacle Park	7901-31 NW 7th Ave.	128	\$ 1,000,000.00	128	\$ 1,000,000.00	\$ -
11 Pinnacle Plaza	Pinnacle Plaza	3690, 3680, 3674, etc. NW 36 St.	132	\$ 1,000,000.00	132	\$ 1,000,000.00	\$ -
12 Enterprise CDC/River Run	River Run South	2415 NW 18th Street Road	55	\$ 2,000,000.00	55	\$ 1,000,000.00	\$ 1,000,000.00
13 **Carlsile Group	Santa Clara Apartments II	NW 13th Ave. and 20th St.	204	\$ 3,160,000.00	204	\$ 3,160,000.00	\$ 2,000,000.00
14 MDHA Development Corp.	Senator Villas	NE corner of SW 83rd Court and SW 40th St.	40	\$ 2,800,000.00	12	\$ 2,800,000.00	\$ 1,501,000.00
15 MDHA Development Corp.	Smathers Plaza	SW 29th Ave. and SW 9th Street	105	\$ 3,000,000.00	105	\$ 3,000,000.00	
16 JUDG II LLC	The Atrium of Spring Garden	805, 820, 830 NW 7th Ave.	14	\$ 1,000,000.00	14	\$ 1,000,000.00	\$ -
17 Peninsula/The Village	The Village	66886 NW 7th Ave.	200	\$ 1,000,000.00	200	\$ 1,000,000.00	\$ -
18 Tuscan Place II	Tuscan View - Shown	670 NW 6th St.	175	\$ 3,000,000.00	175	\$ 3,000,000.00	\$ 3,000,000.00
19 Model Housing Cooperative	Villas Dr. Godoy	1455-79 West Flagler St.	6	\$ 150,000.00	6	\$ 450,000.00	\$ 408,664.00
20 VOA Little Havana	VOA Little Havana	29 SW 15th Ave/1499 SW 1 St.	58	\$ 100,000.00	58	\$ 100,000.00	\$ -
21 Lafayette Square Ltd.	Lafayette Square Apartments	150 NE 79th St.	160	\$ 1,000,000.00	160	\$ 2,500,000.00	
22 Wagner Square LLC	Wagner Square Condo 1	1700 NW 14th Ave.	20	\$ 1,000,000.00	14	\$ 1,000,000.00	
23 *Tuscan Place Limited Part	Tuscan Place	NW 6th Ave. and NW 6th St.	199	\$ 3,000,000.00	199	\$ 3,000,000.00	\$ 3,000,000.00
			2,186	\$ 35,210,000.00	2,152	\$ 41,010,000.00	\$ 15,909,664.00

\* The development is 99% complete and is scheduled to open later this month.

\*\* Shown as closed on syntax projects list

Difference Between Amount Actually Drawn by Developer versus what was Reported in The Miami Herald: \$ (19,300,336.00)

Source for Miami-Dade County Information Taken From DAD Database

(1) Amount approved through resolution by the BCC. Criteria must be met in order for funds to be drawn/expended.

2) This indicates the amount that has been drawn and expensed from the award amount.

## Open Contractual Commitments Not Included in The Miami Herald Chart

Developer Name (Agency)	Project Name	Address	UNITS	ALLOCATION	TOTAL DRAWS
1 Greater Miami Neighborhoods/New Century	Dupuis Pointe Homes	N.W. 62nd Street and NW 31st Ave	27	\$ 800,000.00	\$ -
2 Carfour Supportive Housing, Inc./Harding Villa, Ltd.	Harding Village	8540 Harding Avenue	74	\$ 1,400,000.00	\$ 1,400,000.00
3 Greater Miami Neighborhoods, Inc.	Island Place Apartments	1551 N.E. 167th Street	199	\$ 250,000.00	\$ -
4 North Shore Apartments, LLC	North Shore Apartments	2102-2118 N.E. 167th Street NMB	64	\$ 950,000.00	\$ 880,000.00
6 Miami Beach CDC	Westchester Plaza Apartments	516 15th Street	24	\$ 800,000.00	\$ -
7 Opa-Locka CDC	Westview Terrace Apartments	12501 N.W. 27th Avenue	421	\$ 1,000,000.00	\$ 1,000,000.00
8 Carfour Corporation/Sunsouth Place, Inc.	Sunsouth Place	530 Meridian Avenue	55	\$ 775,000.00	\$ -
9 Greater Miami/1228 NW 4th St., LLC	Rio Palma f/k/a Rio Placido	1228 N.W. 4th Street	18	\$ 1,000,000.00	\$ -
10 Gwendolyn L. Johnson/Frank K. Cooper R.E. #1, Inc.	80 Duplexes	2401-2435 N.W. 80th Street	12	\$ 300,000.00	\$ -
11 Housing Authority of the City of Miami Beach	3228 Jefferson Avenue	3228 Jefferson Avenue	4	\$ 300,000.00	\$ -
12 Miami Supportive Housing Corporation	Christian Hospital Homeless Facility	4700 N.W. 32nd Avenue	74	\$ 250,000.00	\$ -
13 Tacolicy Economic Development Corp., Inc.	Edison Towers Apartments	5821 NW 7th Avenue	120	\$ 764,000.00	\$ -
14 The Carlisle Group/Royalton Apartments, Ltd.	Royalton	131 S.E. 1st Street	100	\$ 1,000,000.00	\$ -
15 The Carlisle Group/Santa Clara Apartments II, Ltd	Santa Clara Apartments II	N.W. 13th Ave and 20th Street	204	\$ 3,160,000.00	\$ 2,000,000.00
16 Urban League of Greater Miami, Inc.	Sugar Hill Apts/Northwestern Estates	1440 N.W. 72nd Street	132	\$ 1,100,000.00	\$ -
			1,528	\$ 13,849,000.00	\$ 5,280,000

### Total Summary for Open/On-going Projects

23 Projects Included In The Miami Herald Chart:  
 16 Projects Not Included in The Miami Herald Chart:  
 Total:

\$ 21,189,664

\$ 5,280,000

\$ 21,189,664

**Affordable Housing Development Listing**  
As Printed in the Miami Herald "House of Lies" Series, July 23, 2006

Attachment 2

**RECAPTURED/CANCELLED**

DEVELOPER	PROJECT	ADDRESS	ESTIMATED AFFORDABLE UNITS	COUNTY	
				(1) AWARD	(2) TOTAL DRAW
1 H.F.A. Development Group	836 Building	836 SW 2nd St.	20	\$ 280,000.00	\$ 281,000.00
2 Pinnacle Housing	Aguacalera	1960-1970 NW 27 Ave.	185	\$ 1,000,000.00	\$ 1,000,000.00
3 Cornerstone/Altamira Assoc	Altamira Apartments	3150 NW 79th St.	152	\$ 3,000,000.00	\$ 3,000,000.00
4 GYBO Development	Athena Condos	5429 NW 6th Place	8	\$ 680,000.00	\$ 684,000.00
5 Florida Manor Apt. Assoc.	Brownsville Manor	4190 NW 32 Ave. Miami	158	\$ 500,000.00	\$ 500,000.00
6 Miami Downtown Developers	City View (Residences)	240 N. Miami Ave.	157	\$ 1,000,000.00	\$ 1,000,000.00
7 New Miami City View LLC	City View Towers	1455 NW 14th St.	130	\$ 750,000.00	\$ 750,000.00
8 Goulds CDC	Colonial Village	SW 220 St. and 122 Ave.	13	\$ 500,000.00	\$ 1,250,000.00
9 Dade Employment and Econ	Deedco Annex (Rivero)	105 SE 12th Ave. Homestead	100	\$ 1,000,000.00	\$ 1,000,000.00
10 Pinn/Douglas Commons	Douglas Commons	110 Ruiz Lane	180	\$ 1,000,000.00	\$ 1,000,000.00
11 Downtown Place/BOC	Downtown Place	244 N.E. 1st St.	90	\$ 750,000.00	\$ 750,000.00
12 * Greater Miami Neighborhoods	Dupulis Pointe Homes	NW 62 St b/w NW 31 and NW 32 Av	20	\$ 800,000.00	\$ 800,000.00
13 Okeechobee Metro Station Ltd	Embassy at Okee Station	Okeechobee Road at 19th St.	200	\$ 1,000,000.00	\$ 1,000,000.00
14 Greens at Kendall Lakes	Greens at Kendall Lakes	SW Kendall Dr. and SW 150th Ave.	240	\$ 2,000,000.00	\$ 2,000,000.00
15 Pinn/Hidden Harbor Apts.	Hidden Harbor Apts.	1951 NW South River Drive.	199	\$ 1,000,000.00	\$ 1,000,000.00
16 Neighbors and Neighbors	Infill Development -Neighbors and Neighbors	1455 NW 14th St.	6	\$ 350,000.00	\$ 350,000.00
17 MDHA Development Corp.	Kendall Town Center/KTC	SW 88th Street and SW 157th Ave.	200	\$ 1,000,000.00	\$ 1,000,000.00
18 Tower Road Gardens LTD	La. Joya Apartments	NW corner of SW 268 St. and 139 Ct.	180	\$ 1,000,000.00	\$ 1,000,000.00
19 Rivers Development Group	Las Rosas	2300 NW 7th St.	54	\$ 1,000,000.00	\$ 1,000,000.00
20 Legacy Development Group	Legacy Condo	2311-2335 NW 22 Ave.	35	\$ 500,000.00	\$ 500,000.00
21 Merritt Housing	Merritt Place Estates II	850 SW 13th St.	159	\$ 600,000.00	\$ 600,000.00
22 Miami Beach VOA Senior	Miami Beach VOA Senior	1231-1251 117th St.	42	\$ 1,000,000.00	\$ 1,000,000.00
23 Rivers Development Group	Riverside Homes	655 NW 85th St.	24	\$ 500,000.00	\$ 1,500,000.00
24 Hometown Station Limited	South Miami Elderly Housing	5870 SW 70th St.	150	\$ 1,000,000.00	\$ 1,000,000.00
25 Sunset Pointe of South Miami	Sunset Pointe Apartments	5896 SW 68th St.	46	\$ 1,000,000.00	\$ 1,000,000.00
26 Cornerstone/Villa Capri Assoc	Villa Capri Apartments	14500 SW 280 St.	340	\$ 1,000,000.00	\$ 1,000,000.00
27 Greater Miami Neighborhoods	Villas de la Ribera	520-522-528-534 NW 12th Ave.	100	\$ 1,000,000.00	\$ 1,000,000.00
28 Fifth Avenue Estates	Fifth Ave. Estates	b/w SW 179-180 Ave. and 355-358 St.	78	\$ 1,000,000.00	\$ 2,000,000.00
* Developer has appealed recapture			3,266	\$ 26,210,000.00	\$ 28,985,000.00
					\$ 1,676,551.00

Difference Between Amount Actually Drawn by Developer versus what was Reported in The Miami Herald: \$ (24,533,449.00)

Source for Miami-Dade County information Taken From DLAD Database  
(1) Amount approved through resolution by the BCC. Criteria must be met in order for funds to be drawn/expended.  
(2) This indicates the amount that has been drawn and expensed from the award amount.

**SHIP and Surtax Projects Closed/Completed Since 1984**

Developer Name (Agency)	Activity Name	Tax Credit Year and Percentage	Tenure Type	Net Award Amount	Units	Project Address	Construction Stage	Project Funding Sources		
1040 SGR, Inc.	1040 Spring Garden Road Apartments	R H	300,000 226,080	24 7	1040 Spring Garden Road 10250 NW 80 Ct, Hialeah Gardens	100% 100%	SURTAX 2001 SURTAX 1989			
2C Development	West Gardens #1	H	782,160	24	7820 W 30 Ct, Hialeah	100%	SURTAX 1990			
AGS Management/Miami-Dade Neighborhood Housing Services	Infill Housing	H	116,685	2	6871 NW 67 St/717 NW 4 Ave	100%	SURTAX 1999			
Affordable Housing Solutions/Afford. Neighbor/Pinnacle Housing Group	Pointe Royale Townhomes	H	489,480	16	NW 103 Ct and East of US1	100%	SURTAX 2000			
Affordable Housing Solutions FL	Pointe Royale Townhomes	H	435,265	13	19500 SW 103 Ct	100%	SURTAX 1999			
*Affordable Landmarks, Inc.	Pointe Royale Townhomes	H	333,814	9	SW 103 Ct and East of US1	100%	SURTAX 1997			
Affordable Landmarks, Inc.	Burnning Brook Apartments	R	250,000	0	20505 SW 122 Ave	100%	SHIP 2001			
Affordable Landmarks, Inc.	Running Brooks Apartments	R H	250,000 483,000	14	same as above SE corner SW 122 Ave and SW 200 St	100% 100%	SURTAX 2000 SURTAX 1999			
Allapattah Bus. Dev Authority	Ralph's Plaza I	H	250,000	same as above	1618 NW 38 St	100%	SURTAX 2001			
Allapattah Bus. Dev Authority	Ralph's Plaza I	H	634,090	25	2400 NW 14 St	100%	SURTAX 1989			
Allapattah Bus. Dev Authority	Fern Isle #1	H	736,600	27	NW 13 St & 24 Ave, Miami	100%	SURTAX 1990			
Allapattah Bus. Dev Authority	Fern Isle #2	H	122,000	4	11251 SW 138 Terr	100%	SURTAX 1992			
Arvi Construction Inc.	Arvi Homes	H	305,000	10	11251 SW 138 Terr Richmond Heights	100%	SURTAX 1993			
Arvi Construction Inc.	Arvi Homes	H	152,500	5	11251 SW 38 Terr	100%	SURTAX 1995			
A.L.R. Organization	A.L.R. Organization	RR	500,000	18	160 NW 56 St	100%	SURTAX 2002			
Audley Ridley/A.L.R. Organization, Inc./Babcock Company	Lakeview #2	H	346,910	20	NW 119 St & 22 Ave	100%	SURTAX 1986			
Bellamar Apartments, Inc.	Bellamar Apartments	R	500,000	24	1650 NW 25 Ave	100%	SURTAX 2000			
Bellamar Apartments, Inc.	Bellamar Apartments	R	300,000	same as above	1650 NW 25 Ave	100%	SURTAX 2001			
Betterway of Miami	Betterway West Apartments	RH	195,876	36	800-920 NW 28 St	100%	SHIP 1996			
Blue Stream Construction	North Dade #1	H	96,800	3	5710 NW 30 Ave, Model City	100%	SURTAX 1988			
Blue Stream Construction	North Dade #2	H	83,480	11	NW 50 ST TO 99 ST & NW 21 Ave TO 32 Ave	100%	SURTAX 1989			
BPP-East Little Havana CDC	Casa Grande Tower I	H	204,000	5	104 SW 9 St	100%	SURTAX 2000			
BPP-LP Builders	Vista Verde	H	37,125	1	20343 NW 41 Ave Rd	100%	SURTAX 2001			
BPP-Pine Needles	Pine Needles East, Joint Venture	H	53,300	1	30120-30125 SW 160 Ave	100%	SURTAX 1998			
BPP-Richmond Heights CDC	Richmond Heights Townhomes	H	46,750	1	SW 46 St & SW 16 Ave	100%	SURTAX 1998			
BPP-West Perrine CDC	West Perrine	H	42,500	1	SW 104-107 Ave & 176-184 St	100%	SURTAX 1998			
Brennan	Brennan Liberty Fl. #1	H	247,800	10	100%	SURTAX 1984				
Brennan	Brennan NW Scattered #2	H	475,230	15	SW 219 St & 112 Ave & NW 19 St to 90 St & NW 3 St to 15 St & NW 3 Ave TO 8 Ave	100%	SURTAX 1986			
Brennan	CitrusFL City Scattered #3	H	420,300	13	NW 3 St to 8 St & NW 3 Ave TO 8 Ave	100%	SURTAX 1988			
Brennan	CitrusFL City Scattered #4	H	604,360	17	NW 3 St to 15 St & NW 3 Ave TO 8 Ave	100%	SURTAX 1989			
Brennan	CitrusFL City Scattered #5	H	649,780	19	Scattered Sites Within Florida City	100%	SURTAX 1991			
Brennan	CitrusFL City Scattered #6	H	264,580	10	NW 6 St & NW 7 Ave, Florida City	100%	SURTAX 1992			
Britas Del Mar Limited Partnership	CitrusFL City Scattered #2	H	93,750	9	556 West Flagler	100%	SURTAX 2002			
Britis Del Mar Apartments	Britis Del Mar Apartments	R	800,000	160	1,000,000	same as above	556 West Flagler	100%	SURTAX 1998	
Britis Del Mar Limited Partnership	Clairmont Villas #1	H	82,500	4	2050 NE 140 St, North Miami	100%	SURTAX 1991			
Cameron Creek, Ltd./The Carlisle Group	Cameron Creek Apartments	R R	500,000 700,000	148	1801 NW 3 Terr, Florida City	100%	SURTAX 2001			
Cameron Creek, Ltd./The Carlisle Group	Cameron Creek Apartments	R	500,000	same as above	1801 NW 3 Terr	100%	SHIP 2001			
*Captiva Club Associates, Ltd.	Captiva Club Apartments	R R	850,000 650,000	0	17682 SW 107 Ave	100%	SURTAX 2004			
Captiva Club Associates, Ltd.	Captiva Club Apartments	R	650,000	same as above	17692 SW 107 Ave	100%	SHIP 2002			
Captiva Club Association/Conestee	Captiva Club Apartments	R	1,000,000	same as above	17680 SW 107 Ave	100%	SHIP 2003			
Captiva Club Association/Conestee	Captiva Club Apartments	R	100,000	same as above	17680 SW 107 Ave	100%	SHIP 2003			
Carfour Corporation	Del Prado Garden Townhouses	R RH	71,579 153,421	32	18100 NW 38 Ct	100%	SURTAX 2000			
Carfour Corporation	Del Prado Garden Townhouses	RH	140,400	80	18100 NW 38 Ct	100%	SHIP 1998			
Carfour Corporation/Little Haiti Gateway	Little Haiti Gateway Housing	RHR	200,000	same as above	6201 NE 2 Ave	100%	SURTAX 2002			
Carfour Corporation/Little Haiti Gateway	Little Haiti Gateway Housing	RHR	410,000	same as above	6201 NE 2 Ave	100%	SURTAX 1999			
Carfour Corporation/New Life	New Life Family Center	RHR	175,000	15	3620 NW 1 St Ave	100%	SURTAX 2001			

**SHIP and SURTAX Projects Closed/Completed Since 1984**

Developer Name (Agency)	Activity Name	Tax Credit Year and Percentage	Tenure	Net Award Amount	Type	Units	Project Address	Cont. Start Date	Project Funding Source
Cazol/Laguna	Laguna Gardens #1		H	179,825	4	NW 109 Ave & NW 2 St		100%	SURTAX 1986
Centro Campesino	Hacienda West aka Fernal		H	500,000	15	Various SW 304 St & SW 187 Ave		100%	SURTAX 2000
Centro Campesino	Centro Villas #1		H	108,750	6	SW 356 Sto to 357 St & SW 186 Ave to 187		100%	SURTAX 1984
Centro Campesino	Centro Villas #2		H	254,510	9	SW 357 St AND 187 AVE, FL CITY		100%	SURTAX 1988
Centro Campesino	Centro Villas #3		H	735,305	25	SW 356-359 ST AND SW 185-186 AVE		100%	SURTAX 1988
Centro Campesino	Centro Villas #4		H	470,210	19	18534-18700 SW 359-360 ST		100%	SURTAX 1988
Centro Campesino	Centro Villas #5		H	453,240	15	SW 358-359 ST AND SW 185 CT		100%	SURTAX 1988
Centro Campesino	Centro Villas North		H	372,540	12	35801 SW 188 Ave		100%	SURTAX 1993
Centro Campesino	Centro Villas North		H	261,550	10	35801 SW 188 Ave.		100%	SURTAX 1997
Centro Campesino	Hacienda West aka Fernal		H	780,000	24	30415 SW 187 Ct		100%	SURTAX 2001
Centro Campesino Farmerworker	Florida City Village aka Centro Campesino		H	500,000	15	Various SW 356 St & NW 3rd Terr & SW 187 Ave to NW 8 Ave	00%	100%	SURTAX 2000
Citadel Holdings Group, LLP	The Citadel Condominiums		H	260,000	7	618 SW 1 St		100%	SURTAX 2001
Citadel Holdings Group, LLP	The Citadel Condominiums		H	740,000	53	618 SW 1 St		100%	SURTAX 2002
Citadel Holdings, Inc.	Citadel Housing		RR	250,000	0	618 SW 1 St		100%	SURTAX 2001
Citadel Holdings/Cavette Investment, Inc.	Cavette Apartments		R	297,407	18	1235 SW 6 St		100%	SURTAX 2003
Citrus Health Network, Inc.	Kensington Gardens Apartments		R	500,000	26	717 SW 11th Ave		100%	SHIP 2000
Citrus Health Network, Inc.	Kensington Gardens Apartments		R	162,500	10	717 SW 11th Ave		100%	SHIP 1999
City of Miami Housing Agency	North Dade/C. Grove		H	51,500	2	Scattered Sites Model City & Coconut Grove		100%	SURTAX 1990
City of Miami Housing Agency	Alapattah/Wynwood		H	309,550	14	133-221 FLA Ave, and 4706-4716 BROOKER ST		100%	SURTAX 1991
Coconut Grove Local Development Corp.	Coconut Grove #1		H	223,950	16	130 Industrial Ave		100%	SURTAX 1980
Coconut Grove Local Development Corp.	Coconut Grove #2		H	18,425	1	US1 and Florida Avenue		100%	SURTAX 1995
Coconut Grove Local Development Corp.	Coconut Grove #1		H	800,000	24	2701 NW 27 Ave		100%	SURTAX 2001
CODEC	Melrose Phase III		H	288,000	8	2701 NW 27 Ave		100%	SURTAX 1999
CODEC	CODEC Valley #2		H	712,650	27	SW 7 St & SW 9 Ave, Miami		100%	SURTAX 1986
CODEC	CODEC/Brennan #3		H	513,320	17	Simbad Sharazad, Seaman Ave,		100%	SURTAX 1986
CODEC	Melrose Phase I		H	1,381,800	50			100%	SURTAX 1988
CODEC	Melrose Phase II		H	1,080,950	48	NW 25 AVE AND NW 25-26 ST		100%	SURTAX 2001
CODEC	Melrose Phase III		H	165,350	8	2701 NW 27 Ave		100%	SURTAX 1992
CODEC	CODEC Valley #1		H	857,335	40	SW 7 St & SW 9 Ave, Miami		100%	SURTAX 1985
CODEC	Melrose Phase II		H	211,750	7	25 Ave NW 10-27 St NW and 26 Ave NW to 2...		100%	SURTAX 1986
CODEC	Melrose Phase II		H	292,500	9	25 AVE NW 10-27 ST NW AND 26 AVE NW TO 2		100%	SURTAX 1995
CODEC	Leisure City Apartments		R	885,000	30			100%	SURTAX 1991
CODEC	Melrose Phase III		H	800,000	24	2701 NW 27 Ave		100%	SURTAX 2001
CODEC	Melrose Phase III		H	288,000	8	2701 NW 27 Ave		100%	SURTAX 1998
Congress Associates	Congress Building Rental	R97.9%	R	34,886	128	111 NE 2nd Ave, Miami		100%	SURTAX 1997
Congress Associates	Congress Building Rental		R	0	25	111 NE 2nd Ave, Miami		100%	SURTAX 1999
Congress Associates	Congress Building Rental		R	300,000	same as above	111 NE 2nd Ave, Miami		100%	SURTAX 1997
Congress Associates	Congress Building Rental	R97.9%	R	302,500	same as above	111 NE 2nd Ave, Miami		100%	SHIP 1997
Congress Associates	Congress Building Rental		R	65,114	same as above	111 NE 2nd Ave, Miami		100%	SHIP 1997
Congress Associates	Congress Building Rental		R	302,500	same as above	111 NE 2nd Ave, Miami		100%	SHIP 1997
*Country Club Villas, Ltd.	Country Club Villas II Apts.	R:02-4%	R	302,895	0	18231 NW 73 Ave		100%	SURTAX 2000
Country Club Villas, Ltd.	Country Club Villas II Apts.		R	447,105	same as above	18231 NW 73 Ave		100%	SURTAX 2001
*Country Club Villas, Ltd.	Country Club Villas II Apts.	R:00-4%	R	500,000	0	18231 NW 73 Ave		100%	SURTAX 2000
Country Club Villas, Ltd.	Country Club Villas II Apts.		R	750,000	same as above	18231 NW 73 Ave		100%	SURTAX 2000
Country Club Villas, Ltd.	Country Club Villas II Apts.		R	750,000	same as above	18231 NW 73 Ave		100%	SURTAX 1999
Country Club Villas, Ltd.	Country Club Villas II Apts.		R	6355 NW 179 St				100%	SURTAX 2006
Country Club Villas, Ltd.	Country Club Villas II Apts.					18235 NW 73 Ave		100%	SURTAX 1999
Country Club Villas, Ltd.	Country Club Villas II Apts.					18236 St & 137 Ave		100%	SURTAX 1984
Dallas Construction	Country Star		H	367,100	13	NW 38 Sto 51 St & NW 22 Ave to 24 Ave		100%	SURTAX 1986
DEACO	Model City #1		H	113,150	5	NW 149 St & 7 Ave, North Miami		100%	SURTAX 1989
DEEDCO, Inc.	Banyan Tree #2		H	95,550	9	NW 141-145 Ct and SW 215-225 St		100%	SURTAX 1992
DEEDCO, Inc.	Scattered Sites #1		H	84,500	11	SW 112 Ave and Old Cutler Road		100%	SURTAX 1998
DEEDCO/The Cornerstone Group	Scattered Sites (Coold's) #2		H	182,850	144	1030 NW 155 Ln		100%	SURTAX 1998
Hidden Cove/Golden Lakes II	Hidden Cove/Golden Lakes II	R98.5%	R	400,000				100%	SURTAX 1998

**SHIP and Surtax Projects Clos ed/Completed Since 1984**

Attachment 3

Developer Name (Agency)	Activity Name	Tax Credit Year and Percentage	Tenure Type	Net Award Amount	Units	Project Address	Const Stage	Project Funding Source
DKMC Construction	Golden Gardens Section 8		H	373,653	10	NW 32 Ave to NW 33 Ave & NW 191 St to NW 193 St	100%	SURTAX 1999
DKMC Construction	Carol City #1		H	398,670	13	NW 188 Subet NW 35 & NW 37 Ave	100%	SURTAX 1986
DKMC Construction	Carol City #2		H	295,750	9	NW 188 St & 35 Ave, Carol City	100%	SURTAX 1988
DKMC Construction	Carol City #3		H	304,850	10	NW 188 St & 35 Ave, Carol City	100%	SURTAX 1989
DKMC Construction	Carol City #4		H	157,560	5	NW 189 St & 35 Ave, Carol City	100%	SURTAX 1990
DKMC Construction	Carol City #5		H	71,500	4	NW 189 St & 35 Ave, Carol City	100%	SURTAX 1991
DKMC Construction	Golden Gardens #6		H	262,450	9	NW 33-34 Ct from NW 193-194, Carol City	100%	SURTAX 1992
DKMC Construction	Ridges (South) #7		H	60,500	2	SW 210 St & Old Cutler Road	100%	SURTAX 1993
DKMC Construction	Golden Gardens (North) #8		H	373,650	14	NW 33-34 Ct from NW 193-194, Carol City	100%	SURTAX 1993
DKMC Construction	Golden Gardens (North) #1		H	152,700	5	NW 191 St. and NW .33RD COURT	100%	SURTAX 1995
DKMC Construction	Ridges (South) #2		H	126,350	4	210 St and Old Cutler Road	100%	SURTAX 1997
DKMC Construction	Ridges Old Cutler #3		H	86,850	3	SW 210 St and Old Cutler	100%	SURTAX 1997
DKMC Construction	Golden Gardens North		H	466,650	14	NW 32 Ave to NW 33 Ave & NW 191 St to NW 193 St	100%	SURTAX 1997
DKMC Construction	Golden Gardens North		H	490,050	same as above	NW 32 Ave and 191 St	100%	SURTAX 1994
DKMC Construction	Golden Gardens Section 8		H	373,653	10	NW 32 Ave to NW 33 Ave & NW 191 St to NW 193 St	100%	SURTAX 1999
Donald L. Berg	Lago del Rey #1		H	50,900	7	6820 NW 173 Dr	100%	SURTAX 1991
Douglas Pointe Associates, Ltd.	Douglas Pointe Apartments		R	250,000	0	3840 NW 183 St	100%	SHIP 2001
Ear Bliegau	North Dade #1		H	27,500	1	NW 168 & 169 -Terr & 32 Ave	100%	SURTAX 1990
East Little Havana CDC	Latin Quarters Specialty Center		H	1,650,000	45	1433 SW 8 St	100%	SURTAX 2000
East Little Havana CDC	Rio Plaza #1		H	2,905,909	114	SW 1 St & 5 Ave, Miami	100%	SURTAX 1986
East Little Havana CDC	ELH Townhomes #2		H	293,210	11	720 SW 2 St NE & NE Corner of SW 6 St	100%	SURTAX 1988
East Little Havana CDC	Rio Gardens #3		H	642,250	22	421-459 SW 3 St & 435-462 SW 2 St	100%	SURTAX 1993
East Little Havana CDC	Riverside Gardens		H	0	0	662 NW 2 St	100%	SURTAX 1995
East Little Havana CDC	Casa Grande Tower, Phase I		H	218,000	8	104 SW 9 St Miami	100%	SURTAX 1986
East Little Havana CDC	Riverside Gardens		H	0	0	126 & 140 NW S River Dr.	100%	SURTAX 1994
East Little Havana CDC	Casa Grande Tower, Phase I		H	782,000	32	104 SW 9 St	100%	SURTAX 1984
East Little Havana CDC	Riverside Gardens		H	250,280	11	126 & 140 NW S. River Dr. Miami	100%	SURTAX 2001
East Little Havana CDC	Riverside Gardens		H	500	10	662 NW 2 St Miami	100%	SURTAX 2001
East Little Havana CDC	Rio Towers	R\$0.9%	R	1,000,000	82	905 SW 1 St Miami	100%	SURTAX 1990
Eduardo Grenet	Central Dade #1		H	57,960	3	9849-99 NW 251 Terr	100%	SURTAX 1981
Edwin Lyons Realty	Model City		H	52,350	11	NW 60 St to 65 St & NW 29 Ave to 31 Ave	100%	SURTAX 1999
Enterprise Community Development Corp	River Run South Apartments		H	1,000,000	174	2415 NW 16 St. Rd.	100%	SHIP 2003
Florida Fair Housing, Corp.	Watervan Village Rehab Acquisition		SRR	311,000	10	1945 Calais Drive	100%	SURTAX 2002
Fred Stanton Smith	Le Mirage Condo #1		H	511,650	20	SW corner of NE 119 St & 13 Ave	100%	SURTAX 1988
Fred Stanton Smith	Banyan Tree #2		H	27,500	1	NW 149 St & 7 Ave, North Miami	100%	SURTAX 1989
General Management Co.	Bay View #1		H	19,250	5	8850-8850 Byron Ave, City of Miami Beach	100%	SURTAX 1991
GMN INN, Inc.	Inn Transition South		RH	2,300,000	56	11900 SW 202 St	100%	SURTAX 1999
GMN INN, Inc.	Inn Transition South		RH	2,300,000	54	11900 SW 202 Street	100%	SURTAX 1989
Golf Park Villas	South Dade #1		H	689,380	23	SW 132 Ave & 280 St	100%	SURTAX 1990
Golf Park Villas	South Dade #2		H	213,550	10	SW 278 Terr & 132 Ave	100%	SURTAX 1992
Golf Park Villas	South Dade #3		H	264,930	9	SW 278 Terr & 132 Ave in Hialeah	100%	SURTAX 2000
Greater Miami Neighborhoods, Inc.	Tequesta Knoll Apartments		R	890,000	100	1629 NW 14 St	100%	SURTAX 2000
Greater Miami Neighborhoods, Inc.	Tequesta Knoll Apartments		R	500,000	same as above	1629 NW 14 St	100%	SURTAX 2000
Greater Miami Neighborhoods, Inc.	Island Place Apartments		RR	750,000	199	1551 NE 167 St	100%	SURTAX 2001
Greater Miami Neighborhoods, Inc.	Island Place Apartments		RR	250,000	same as above	1551 NE 167 St	100%	SURTAX 2004
Greater Miami Neighborhoods, Inc.	Cutter Meadow Apartments		RR	1,000,000	150	11240 SW 196 St	100%	SURTAX 2003
Greater Miami Neighborhoods, Inc.	Culisea Cove Apartments	R01.9%: 04.9%	R	1,500,000	144	7900-8000 SW 210 St	100%	SURTAX 2004
Greater Miami Neighborhoods, Inc.	Cutter Glen Apartments		RR	500,000	75	11100 SW 196 St	100%	SURTAX 2003
Greater Miami Neighborhoods, Inc.	Tiffany Square Rental Apts.		R	680,000	56	2020 NE 169 St	100%	SURTAX 1987
Greater Miami Neighborhoods, Inc.	Tiffany Square Rental		R	575,000		2020 NE 169 St	100%	SHIP 1986
Greater Miami Neighborhoods, Inc.	Tequesta Knoll Apartments	R\$8.9%	R	880,000	100	1629 NW 14 St	100%	SURTAX 2000
Greater Miami Neighborhoods, Inc.	Tequesta Knoll Apartments		R	500,000	same as above	1629 NW 14 St	100%	SURTAX 2000
Greater Miami Neighborhoods/Pinnacle	Wynwood/Pinnacle View	R\$8.9%	R	178,972	186	225 NE 23 St	100%	SURTAX 1989
Greater Miami Neighborhoods/Pinnacle	Wynwood/Pinnacle View		R	500,000	same as above	225 NE 23 St	100%	SURTAX 2000
Greater Miami Neighborhoods/Pinnacle	Wynwood/Pinnacle View	R\$8.9%	R	178,972	same as above	225 NE 23 St	100%	SURTAX 1989
Greater Miami Neighborhoods/Pinnacle	Wynwood/Pinnacle View		R	500,000	same as above	225 NE 23 St	100%	SURTAX 2000

**SHIP and Surtax Projects Closed/Completed Since 1984**

Developer Name (Agency)	Activity Name	Tax Credit/Fair and Percentage	Tenure Type	Net Award Amount	Units	Project Address	Construction Stage	Project Funding Source
Greater Miami Neighborhoods/ Pinnacle Housing Group	Wynwood/Pinnacle View		R	500,000	same as above	225 NE 23 St	100%	SURTAX 2000
Greater Miami Neighborhoods/ Pinnacle Housing Group	Wynwood/Pinnacle View		R	750,000	same as above	225 NE 23 St	100%	SURTAX 2001
Greater Miami Neighborhoods/ Pinnacle Housing Group	Wynwood/Pinnacle View		R	500,000	same as above	225 NE 23 St	100%	SURTAX 2000
Greater Miami Neighborhoods/ Pinnacle Housing Group	Wynwood/Pinnacle View		R	750,000	same as above	225 NE 23 St	100%	SURTAX 2001
Gwendolyn L. Johnson/Century 21, Frank K. Cooper R.E., Inc.	46 St. Duplexes		RR	225,000	14	Various in the NW area	100%	SURTAX 2004
Habitat for Humanity of Greater Miami	Crown Homes		H	60,000	2	NW 71 St & NW 31 Ave	100%	SHIP 1998
Habitat for Humanity of Greater Miami	Crown Homes		H	90,000	3	NW 71 St and NW 31 Ave	100%	SHIP 1997
Habitat for Humanity of Greater Miami	Habitat Villas		H	120,000	6	12215 SW 203 St	100%	SHIP 1997
Habitat for Humanity of Greater Miami	Habitat Villas		H	423,459	45	12215 SW 203 St	100%	SHIP 1996
Habitat for Humanity of Greater Miami	Jordan Commons		H	241,000	7	SW 244 St & 131 Place	100%	SHIP 2000
Habitat for Humanity of Greater Miami	Jordan Commons		H	300,000	10	NW 71 St and NW 31 Ave	100%	SHIP 1998
Habitat for Humanity of Greater Miami, Inc.	Jordan Commons IV		H	291,700	8	SW 244 St & 129 Ave	100%	SURTAX 1999
Habitat for Humanity of Greater Miami, Inc.	Model City/Suburban Gardens Infill Housing		H	419,000	13	SW 244 St & 131 Place	100%	SHIP 2001
Habitat for Humanity of Greater Miami, Inc.	Little Havana #1		H	160,000	5	NW 77 St & 31 Ave	100%	SHIP 2000
Habitat for Humanity of Greater Miami	Hardin Hammock Estates	R95.5%	R	502,400	20	902 SW 7 St & 1033 SW 2nd St in Little Havana	100%	SURTAX 1984
Habitat for Humanity of Greater Miami	Hidden Grove Apartments	RO1.4%	R	750,000	200	10733 SW 225 Terrace	100%	SURTAX 1994
Home & Housing	Overtown Villas #1		H	103,010	34	13700 SW 272 St	100%	SHIP 2001
Indian River	Poinciana Village		H	12,740	50	NW 18 St and NW 1 Ave	100%	SURTAX 1984
IntraDevco	Im Transition South	RO1.9%	RH	500,000	56	11900 SW 202 Street	100%	SURTAX 1988
*Island Place Apartments, LLC/Greater Miami Neighborhoods, Inc.	Central Dade #1		H	308,500	13	SW 67 Ave & SW 46 St	100%	SURTAX 1984
*Jubilee CDC	Island Place Apartments		RR	250,000	0	1551 NE 167 St	100%	SURTAX 2003
Jubilee CDC	Jubilee Courtyards Apts.		R	400,000	0	119 South Redland Road	100%	SURTAX 1999
Jubilee CDC/Courtyards, Inc.	Jubilee Courtyards Apts.	R99.4%	R	400,000	same as above	119 South Redland Road	100%	SURTAX 1999
Jubilee CDC/Courtyards, Inc.	Jubilee Villas		R	500,000	same as above	119 South Redland Road	100%	SURTAX 2000
Jubilee CDC	Jubilee Villas		H	250,000	10	1060 NW 7 St	100%	SURTAX 2001
Jubilee CDC	Jubilee Villas		H	500,000	20	1060 NW 7 St	100%	SURTAX 2000
Kesalla, Inc.	Little Havana #1		H	108,700	6	NE corner of SW 2 St & 12 Ave, Little Havana	100%	SURTAX 1989
King/Comfort Homes	Comfort Homes #1		H	167,430	11	SW 162 Ave & SW 305 St	100%	SURTAX 1986
L.P. Builders, Inc.	Scattered Sites #3		H	265,500	9	NW 181 St to 188 St & 37 Ave	100%	SURTAX 1993
L.P. Builders, Inc.	Scattered Sites Vista Verde #5		H	77,000	13	Scattered Sites/Caro City/Vista Verde	100%	SURTAX 1994
L.P. Builders, Inc.	Scattered Sites #2		H	121,600	4	NW 181 St & NW 37 Ave to 38 Ave	100%	SURTAX 1991
Little Haiti Housing Association, Inc.	LHHA Small Building Rental Rehab		RR	250,000	20	5513 NE Miami Place & 122 NE 78 St	100%	SURTAX 2000
Little Haiti Housing Association, Inc.	Single Family Rehab		H	157,425	6	Scattered Sites within Little Haiti	100%	SURTAX 1991
Little Haiti Housing Association, Inc.	Single Family Rehab		H	201,350	10	8231-8260 NW 6 Ave and NE 24 Ct	100%	SURTAX 1992
Little Haiti Housing Association, Inc.	Single Family Rehab		H	62,650	5	7029 NE 5 Ave	100%	SURTAX 1993
Little Haiti Housing Association, Inc.	Single Family Rehab		H	48,550	8	Little Haiti Target Area	100%	SURTAX 1994
Little Haiti Housing Association, Inc.	Forest Green Condominium		H	247,225	7	NE 141 St & 2nd & 3rd Ct	100%	SURTAX 1998
Little Haiti Housing Association, Inc.	Scattered Site Homeownership		H	0	155 NE 77 St/94 NE 116 St/31 NW 94 St	100%	SURTAX 1991	
Little Haiti Housing Association, Inc.	Forest Green Condominium		H	665,644	33	NE 141 St & NE 2nd & 3rd Ct	100%	SURTAX 1989
Little River Development Ltd.	Sunset Palm Villas Condo 4-B		H	495,220	47	8300 NW 2nd Avenue	100%	SURTAX 2002
Mainland Apts. 665, LLC	Mainland Apts. 665		RR	950,000	70	665 NE 83 Terr	100%	SURTAX 2004
Mainland Apartments, Inc./191, Inc./163 Apts., Inc.	635 Apts. (Small Rental Rehab)		SRR	675,000	26	1625 NE 19th Ct	100%	SHIP 2002
Mainland Apartments, Inc./191, Inc.	Mainland Apartments 2191		SRR	675,000	24	2135 NE 169th St	100%	SURTAX 2002
Mainresa Apartments, Ltd./The Cornerstone Group	Mainresa Apartments	R00-4%	R	500,000	same as above	5400 NW 159 St	100%	SURTAX 2000
Marlissa Apartments	HOPE VI/Ward Towers Assisted Living Facility	RO5.4%	R	6,500,000	0	NW 2200 NW 54th Street	100%	SURTAX 2001
MDHA-Development Corporation/Mward Towers	Surtax Forclosures		H	314,900	9	Scattered Sites	100%	SURTAX 1999
MDHA-Forclosures	Ingram Terraces		R	544,000	40	NW 32 Ave & 132 St	100%	SURTAX 1998
MDHA-Ingram Terraces	Vista Verde Rehabilitation		H	1,660,000	21	3846 NW 207 St	100%	SURTAX 1998
MDHA-Opa-Locka	Surtax Forclosures		H	314,900	9	Scattered Sites	100%	SURTAX 1999
MDHA-Surjax Forclosures	Metallion Homes #1		H	267,900	13	NW 189 St & NW 113 Ave	100%	SURTAX 1996
Metallion Homes	Meireles Pointe Condominiums		H	1,000,000	27	814 NW 36 Ave	100%	SURTAX 2002
Merritt Pointe Investments, Inc.	Merritt Place Estates		R	250,000	159	701 SW 12 St, Florida City	100%	SURTAX 2002

**SHIP and Surtax Projects Closed/Completed Since 1984**

Developer Name (Agency)	Activity Name	Tax Credit Year and Percentage	Tenure Type	Net Award Amount	Units	Project Address	Construction Status	Project Funding Source	
Merit Place, Inc and MHC Limited Partners, Inc.	Merrit Place Estates	R02-9%	R	750,000	same as above	701 SW 12 St, Florida City	100%	SURTAX 2001	
Miami Beach CDC	Scattered Sites	RR	374,440	15	Scattered Sites/Miami Beach		100%	SURTAX 1999	
Miami Beach CDC	Scattered Sites	RR	525,560	16	Scattered Sites/South Beach St 1-23 bet N Beach 67 - 86 St		100%	SURTAX 2000	
Miami Beach CDC	Crespi Park Apartments	RR	100,000	16	7900-7920 Crespi Blvd and 1011-1023 79 St		100%	SURTAX 1999	
Miami Beach CDC	Crespi Park Apartments	RR	150,000	same as above	7900-7920 Crespi Blvd and 1011-1023 79 St		100%	SURTAX 2000	
Miami Beach CDC	Crespi Park Apartments	RR	100,000	same as above	7900-7920 Crespi Blvd -1011 - 1023 79 St		100%	SURTAX 1999	
Miami Beach CDC	Madison Apartments	R96-9%	RH	375,000	17	259 Washington Ave		100%	SURTAX 1999
Miami Beach CDC	1551 Pennsylvania Ave	RR	300,000	20	1551 Pennsylvania Ave		100%	SURTAX 2001	
Miami Beach CDC	532 Michigan Apartments	R	500,000	19	532 Michigan Ave		100%	SURTAX 2002	
Miami Beach CDC	530 Michigan Apartments	R	500,000	9	530 Michigan Ave		100%	SURTAX 2002	
Miami Beach CDC	Knightbridge Apartments	RR	100,000	9	7133 Bay Drive		100%	SURTAX 2003	
Miami Beach CDC	1551 Pennsylvania Ave	RR	200,000	20	1551 Pennsylvania Ave		100%	SURTAX 2003	
Miami Beach CDC	Rehab Scattered Sites #1	H	407,685	23	Scattered Sites/South Beach		100%	SURTAX 1989	
Miami Beach CDC	Rehab Scattered Sites #2	H	436,000	20	Scattered Sites/North & South Beach		100%	SURTAX 1991	
Miami Beach CDC	Rehab Scattered Sites #3	H	282,500	12	Scattered Sites/North & South Beach		100%	SURTAX 1992	
Miami Beach CDC	Rehab Scattered Sites #4	H	576,500	19	Scattered Sites/North & South Shore, Miami Beach		100%	SURTAX 1993	
Miami Beach CDC	Rehab Scattered Sites #4	H	394,980	15	Scattered Sites/Miami Beach		100%	SURTAX 1995	
Miami Beach CDC	Rehab Scattered Sites #5	H	987,740	32	Scattered Sites/North & South Shore, Miami Beach		100%	SURTAX 1994	
Miami Beach CDC	North/South Shore Scattered Sites #7	H	450,000	18	Scattered Sites/North & South Shore, Miami Beach		100%	SURTAX 1997	
Miami Beach CDC	Scattered Sites	H	96,600	4	Scattered Sites/Miami Beach		100%	SURTAX 1998	
Miami Beach CDC	Madison Apartments	RH	375,000	17	259 Washington Ave, Miami Beach		100%	SURTAX 1999	
Miami Beach CDC	Crespi Park Apartments	RR	150,000	16	7900-7920 Crespi Blvd and 1011-1023 79 St		100%	SURTAX 2000	
Miami Beach CDC	Miami Gardens (North)	H	713,950	24	NW 183 St & 45 Ave		100%	SURTAX 1989	
Miami Beach CDC	Miami Gardens #2	H	684,400	23	NW 183 St & 45 Ave		100%	SURTAX 1990	
Miami Beach CDC	My Place #3	H	156,750	10	4100 NW 207 Lane		100%	SURTAX 1991	
Miami Gardens Villas, Inc.	My Place #4	H	89,000	9	4100 NW 207 Ln		100%	SURTAX 1992	
Miami Gardens Villas, Inc.	Miami Gardens #3	H	112,750	6	18354 NW 44 Ct		100%	SURTAX 1992	
Miami Gardens Villas, Inc.	My Place #7	H	345,600	15	20715 NW 41 Ave Road		100%	SURTAX 1993	
Miami River Park Associates, Ltd.	Miami River Park Apartments	R	203,032	211	411-452 NW 4th St		100%	SURTAX 1999	
Miami River Park Associates, Ltd.	Miami River Park Apartments	R	203,032	same as above	NW 3rd Ave & NW 20 St		100%	SURTAX 1999	
Miami Supportive Housing Corporation	Villas Del Lago	R	1,000,000	288	21100 NW 14 Pl		100%	SURTAX 2003	
Miami-Dade Empowerment Zone Trust	Christian Hospital Homeless Facility	RH	250,000	74	4700 NW 32 Ave		100%	SURTAX 1993	
Miami-Dade Empowerment Zone Trust	Town Park Gardens	H	5,000,000	85	NW 3rd Ave & NW 20 St		100%	SURTAX 2000	
Miami-Dade Empowerment Zone Trust	Town Park Gardens	H	5,000,000	same as above	NW 3rd Ave & NW 20 St		100%	SURTAX 2001	
Miami-Dade Neighborhood Housing Services	DOC Bane Program #2	H	327,000	10	NW 79 St to 88 St & NW 14 Ave to 22 Ave		100%	SURTAX 1987	
Miami-Dade Neighborhood Housing Services	Zungi Scattered Sites #3	H	281,500	8	NW 81 St to 86 St & NW 12 Ave to 19 Ave		100%	SURTAX 1987	
Miami-Dade Neighborhood Housing Services	West Little River Gardens #1	H	611,365	20	NW 21-24 CT AND NW 84-89 ST		100%	SURTAX 1984	
Miami-Dade Neighborhood Housing Services	West Little River #4	H	252,600	9	NW 59 & SW 133 Ave		100%	SURTAX 1993	
Mille Dreams	Miller Dreams #1	H	376,200	15	SW corner of SW 59 St & 133 Ave		100%	SURTAX 1986	
Mille Dreams	Miller Dreams #2	H	626,170	24	1282 NW 5 St, Miami		100%	SURTAX 1988	
Model Housing Cooperative, Inc.	Model Housing Rental	H	165,000	6	1400 Moony Drive		100%	SURTAX 2000	
Monterey Pointe Associates, Ltd	Monterey Pointe Apartments	R	250,000	336	same as above		100%	SURTAX 2000	
Monterey Pointe Associates, Ltd	Monterey Pointe Apartments	R	250,000	same as above	SW 320 St & 167 Ave (Homestead)		100%	SURTAX 2000	
Monterey Pointe Associates, Ltd	Monterey Pointe Apartments	R	750,000	same as above	1400 Moony Drive		100%	SURTAX 2001	
Monterey Pointe Associates, Ltd	Monterey Pointe Apartments	R	750,000	same as above	SW 320 St & 167 Ave (Homestead)		100%	SURTAX 2001	
M.O.V.E.R.S., Inc.	Movers Community Care Center	FBP	550,000	24	7104-7126 & 7160 NW 14 Place		100%	SHIP 2003	
Nadia Homes	Greenwood #2	H	73,300	3	SW 298 St & SW 104 Ave		100%	SURTAX 1984	
Nadia Homes	Perrine Gardens	H	442,275	13	SW 298 St & SW 158 Ave		100%	SURTAX 1986	
Nadia Homes	Greenwood #3	H	209,680	same as above	SW 298 St & SW 158 Ave		100%	SURTAX 1988	
Nadia Homes	Greenwood #4	H	152,000	6	SW 296 St & 158 Place		100%	SURTAX 1999	
Monticello Estates	Monticello Estates	H	352,264	10	12707 SW 265 St		100%	SURTAX 2000	
Monticello I, Ltd	Monticello I, Ltd	H	447,750	5	12707 S.W. 265 St.		100%	SURTAX 1991	
Monticello I, Ltd	Monticello I, Ltd	H	142,500	8	12707 S.W. 265 St.		100%	SURTAX 1992	
Monticello #2	Monticello #2	H	225,110		12707 S.W. 265 St.		100%	SURTAX 1992	

**SHIP and Surtax Projects Closed/Completed Since 1984**

Developer Name (Agency)	Activity Name	Tax Credit Year and Percentage	Tenure Type	Net Award Amount	Units	Project Address	Completion Stage	Project Funding Source
Naroca Partners I, Ltd	Monticello #3		H	323,800	10	12707 SW 265 St.	100%	SURTAX 1993
Naroca Partners I, Ltd	Monticello #1		H	165,000	5	12707 SW 265 St.	100%	SURTAX 1995
Naroca Partners I, Ltd	Monticello #2		H	165,000	5	12707 SW 265 St.	100%	SURTAX 1996
Naroca Partners I, Ltd	Monticello #3		H	187,000	5	12719 SW 266 Terrace	100%	SURTAX 1996
Naroca Partners I, Ltd	Monticello #5		H	96,800	2	12707 SW 265 St.	100%	SURTAX 1998
Naroca Partners I, Ltd	Monticello #4		H	89,900	3	12707 SW 265 St.	100%	SURTAX 1997
Naroca Partners I, Ltd	Monticello Estates		H	444,750	15	12707 SW 265 St.	100%	SURTAX 2000
Naroca Partners I, Inc	Monticello		H	24,736	1	12707 SW 265 St.	100%	SHIP 1997
Naroca Partners I, Ltd	Monticello		H	253,200	7	12707 SW 265 St.	100%	SHIP 1997
Naroca Partners I, Ltd	Monticello		H	428,200	12	12707 SW 265 St.	100%	SHIP 1997
New Arena Square North & South, Ltd	New Arena Square Apartments	R00-9%	EB	750,000	0	Scattered Sites within Downtown Area	100%	SURTAX 2002
*New Century Dev. Corp.	Alabatitch Garden Apartments	CK ADDRESS	R	500,000	0	3400 NW 11th & 3300 NW 33rd & 3420 NW 35th	100%	SURTAX 2000
New Century Dev. Corp.	Scattered Sites #1		H	131,880	8	SCATTERED SITES, MODEL CITY	100%	SURTAX 1990
New Washington Heights	Phoenix Homes #1		H	334,300	12	NW 54 ST AND 27 AVE, MODEL CITY	100%	SURTAX 1988
New Washington Heights	Phoenix Homes Phase I		H	84,400	6	NW 53 ST AND NW 27 TO 28 PLACE	100%	SURTAX 1989
OCED	Administration		Adm	507,188	0	No Construction	100%	SHIP 1997
Omeira Dev. Group, Inc.	Riverdale #1		H	200,280	8	NW 208 Street NW 30 Cl & 31 Ave	100%	SURTAX 1986
Omeira Dev. Group, Inc.	Riverdale #2		H	136,640	7	NW 207 Street 30 & 32 Ave	100%	SURTAX 1991
Omeira Dev. Group, Inc.	Riverdale #3		H	137,500	9	NW 207 St bet 30 & 32 Ave	100%	SURTAX 1992
*Opa-Locka CDC	Aswan Village Apartments	R04-9%	R	750,000	0	2802-2966 NW 132th St	100%	SHIP 2004
Opa-Locka CDC	Aswan Village Apartments		R	250,000	same as above	2802-2966 NW 132th St	100%	SHIP 2004
Opa-Locka CDC	Aswan Village Apartments		R	500,000	same as above	2802-2966 NW 132th St	100%	SHIP 2004
Opa-Locka CDC	Aswan Village Apartments		R	300,000	same as above	2802-2966 NW 132th St	100%	SHIP 2004
Opa-Locka CDC	Douglas Pointe Apartments		R	500,000	176	3840 NW 183 St	100%	SURTAX 2000
Opa-Locka CDC	Opa-Locka Harmony Homes #2		H	124,500	7	NW 154 & NW 17 Ave to 19 Ave	100%	SURTAX 1996
Opa-Locka CDC	Opa-Locka Ease Purch #3		H	114,331	12	2507-2571 ATLANTIC AVE AND SUPERIOR ST	100%	SURTAX 1987
Opa-Locka CDC	Single Family Rehab #4		H	56,200	10	Scatt. Sites Opa Locka	100%	SURTAX 1988
Opa-Locka CDC	Superior II (#5)		H	115,300	8	2535-2558 SUPERIOR ST AND YORK ST	100%	SURTAX 1990
Opa-Locka CDC	Ebony #6		H	172,300	8	NW Sharat-Aladdin & Baders St	100%	SURTAX 1991
Opa-Locka CDC	SIF Rehab Scattered Site #7		H	80,600	5	1761 NW 129 TERR	100%	SURTAX 1991
Opa-Locka CDC	SIF Rehab Scattered Site #8		H	76,450	10	15200 NW 28 Place	100%	SURTAX 1992
Opa-Locka CDC	Opa-Locka/Gurney #4		H	48,950	5	NW 132 St & NW 31 Ave	100%	SURTAX 1984
Opa-Locka CDC	Green Vista Apartments	R97-4%	R	750,000	0	18200 NW 68 Ave	100%	SURTAX 1994
Opa-Locka CDC	Douglas Pointe Apartments	R00-4%	R	500,000	176	18300 NW 37 Ave	100%	SURTAX 2000
Opa-Locka CDC	Siesta Pointe Apartments	R97-4%	R	600,000	0	5800 NW 186 St	100%	SHIP 1998
Opa-Locka CDC	Villa Esperanza Apts. Rental	R99-1%	R	500,000	0	18350 NW 62 Ave	100%	SHIP 1998
Opa-Locka CDC	Villa Esperanza Apts. Rental		R	100,000	same as above	18350 NW 62 Ave	100%	SHIP 1998
ORIean Construction	North Dade #1		H	29,980	1	2733 NW 45 St in the Model City	100%	SURTAX 1988
Park Towers Associates, Ltd, LLP	Park Towers	R87-9%	RR	500,000	143	390 NW 2nd St	100%	SURTAX 2003
Personal Paradise Dev. Inc.	Scattered Sites (North) #1		H	125,400	4	Scattered Sites Model City & Opa-Locka	100%	SURTAX 1990
Personal Paradise Dev. Inc.	Scattered Sites (North) #2		H	142,500	5	E 23 Ave to Superior St & NW 50 St & 31	100%	SURTAX 1991
Personal Paradise Dev. Inc.	Scattered Sites #3		H	199,800	8	NW 24 St to 79 St & NW 11 Ave to 79 Ave	100%	SURTAX 1992
Personal Paradise Dev. Inc.	Scattered Sites #4		H	190,900	8	NW 58 St to 76 St & NW 14 Ave to 19 Ave	100%	SURTAX 1993
Personal Paradise Dev. Inc.	Scattered Site #5		H	148,500	12	Model City Target Area	100%	SURTAX 1994
Pineneedles East Joint Venture	Pineneedles East Joint Venture		H	408,900	10	30120-30125 SW 160 Ave	100%	SURTAX 2000
Pineneedles East Joint Venture	Pineneedles East Joint Venture		H	392,060	15	30120-30125 SW 160 Ave	100%	SURTAX 2000
Pineneedles East Joint Venture	Pineneedles East Joint Venture		H	392,060	same as above	30120-30125 SW 160 Ave	100%	SURTAX 2000
Pineneedles East Joint Venture	Pineneedles South #1		H	359,770	13	SW 162 Ave & SW 164 Ave bet 302 St & 303	100%	SURTAX 1984
Pineneedles East Joint Venture	Pineneedle #2		H	511,510	15	SW 162 Ave & SW 164 Ave bet 302 St & 303	100%	SURTAX 1986
Pineneedles East Joint Venture	Pineneedle #3		H	232,135	8	SW 302 St and 162 Ave	100%	SURTAX 1988
Pineneedles East Joint Venture	Pineneedle #4		H	517,200	16	SW 302 St and 162 Ave	100%	SURTAX 1989
Pineneedles East Joint Venture	Pineneedle #5		H	727,150	23	SW 304 St and 162 Ave	100%	SURTAX 1990
Pineneedles East Joint Venture	Pineneedle #6		H	271,650	10	SW 300 to 304 St & 160 to 162 Ave	100%	SURTAX 1992
Pineneedles East Joint Venture	Pineneedle #7		H	270,600	9	SW 300 to 304 St & 160-162 Ave	100%	SURTAX 1993
Pineneedles East Joint Venture	Pineneedle #8		H	499,600	17	SW 300 to 304 St & 160-162 Ave	100%	SURTAX 1994
Pineneedles East Joint Venture	Pineneedle #9		H	408,870	21	300 to 304 St & 160 to 162 Ave	100%	SURTAX 1997
Pineneedles East Joint Venture	Pineneedles East Joint Venture		H	591,365	17	30125 SW 160 Avenue	100%	SURTAX 1998
Pineneedles East Joint Venture	Pineneedles East Joint Venture		H	302,000	8	30120-30125 SW 160 Ave	100%	SURTAX 1998

**SHIP and Surtax Projects Closed/Completed Since 1984**

Developer Name/(Agency)	Activity Name	Tax Credit Year and Percentage	Genre Type	Net Award Amount	Units	Project Address	Completion Stage	Project Ending Source
Pinnacle Housing Group	Pinnacle Lakes Apartments	R02-4%	RR	750,000	226	18701 NE 3 Ct	100%	SURTAX 2001
Pinnacle Housing Group	Pinnacle Lakes Apartments	R00-3%	RR	1,000,000	same as above	18701 NE 3 Ct	100%	SURTAX 2003
Pinnacle Housing Group/Rayos del Sol, Ltd.	Rayos Del Sol Apartments		R	750,000	199	185 NW 13 Ave	100%	SURTAX 2003
Pinnacle Housing Group/Rayos de Sol, Ltd.	Rayos Del Sol Apartments		R	750,000	same as above	185 NW 13 Ave	100%	SURTAX 2001
Pinnacle Housing Group	Pinnacle Lakes Apartments		R	250,000	same as above	185 NW 13 Ave	100%	SURTAX 2002
Pinnacle Housing Group/Pinnacle Lakes, Ltd.	Pinnacle Lakes Apartments		RR	750,000	226	18701 NE 3 Ct	100%	SURTAX 2004
Pinnacle/Old Cutler Village Apartments, Ltd.	Old Cutler Village Apts.	R01-9%	RR	250,000	same as above	18701 NE 3 Ct	100%	SURTAX 2002
Pinnacle/Old Cutler Village Apartments, Ltd.	Old Cutler Village Apts.		R	500,000	288	10415 Old Cutler Road	100%	SURTAX 2002
Pioneer Investments, Inc.	Cutter Creek South #1		H	142,500	5	21050 SW 103 Ct	100%	SURTAX 1991
Pioneer Investments, Inc.	Cutter Creek #2		H	213,200	7	21050 SW 103 Ct	100%	SURTAX 1992
Pioneer Investments, Inc.	Cutter Creek #3		H	363,130	12	21050 SW 103 Ct	100%	SURTAX 1993
Pioneer Investments, Inc.	Cutter Creek #3		H	80,560	3	Scattered Sites/SW 210 St & 104 Ave/Vista Verde	100%	SURTAX 1995
Presidential Corners	Little Havana #1	R87.4%; R88-9%	H	287,010	12	NE corner of SW 2 St & 12 Ave, Little Havana	100%	SURTAX 1988
Public Housing	Scattered Sites		H	200,654	12		100%	SURTAX 1984
Public Housing	Scattered Sites		H	185,540	18		100%	SURTAX 1988
Public Housing	Scattered Sites		H	457,950	9		100%	SURTAX 1986
Quiritch Homes	Opa-Rocka #1		H	1,178,577			100%	SURTAX 1987
Redland Arms, Ltd.	Redland Arms Apartments	R00-9%	R	537,600	19	NW 138 Bei 24 & 25 Ave Opa Locka	100%	SURTAX 1984
Redland Arms, Ltd.	Redland Arms Apartments	R00-9%	R	750,000	66	950 N. Davis Parkway	100%	SURTAX 2002
*Related Housing	Club West At/Golside Villas on the Green	R99.4%	R	500,000	0	6850 NW 179 St	100%	SURTAX 1995
Related Housing	Club West Apartments/Golside Villas on the Green		R	500,000	same as above	6850 NW 179 St	100%	SURTAX 1999
RH Design Builders	Florida City #1		H	353,275	12	Scattered Sites in Florida City	100%	SURTAX 1990
RH Design Builders	Villages/Mulgotha #2		H	62,600	8	6941-7003 W 7 Ave, Hialeah	100%	SURTAX 1991
Richmond Heights Townhouse Dev.	Richmond Heights Townhomes		H	369,600	9	Jefferson St/Louis St, SW 16-17 Ave	100%	SURTAX 1999
Richmond Heights Townhouse Dev.	Richmond Heights Townhomes		H	228,090	7	11434 SW 148th St	100%	SURTAX 2000
Richmond Heights Townhouse Dev.	Richmond Heights Townhouses		H	568,700	15	Jefferson St. & Louis St. & SW 16 Ave. & SW 117 Ave.	100%	SURTAX 2000
Richmond Heights Townhouse Dev.	Richmond Heights Townhouses		H	361,170	10	Louis St. and SW 116 & 117 Ave.	100%	SURTAX 2001
Richmond Heights Townhouse Dev.	Richmond Heights Townhomes		H	179,250	5	S.W. 148 St between Carver and Bethune	100%	SURTAX 1997
Richmond Heights Townhouse Dev.	Richmond Heights Townhomes		H	173,050	5	SW 148 St SW 147 St/Bethline Dr & Jefferson St	100%	SURTAX 1998
Richmond Heights Townhouse Dev.	Richmond Heights Townhomes		H	369,600	8	Jefferson St/Louis St, SW 16-17 Ave	100%	SURTAX 1999
Richmond Heights Townhouse Dev.	Richmond Heights Townhomes		H	228,090	7	11434 SW 148th St	100%	SURTAX 2000
Richmond Heights Townhouse Dev.	Richmond Heights Townhomes		H	195,700	same as above	11434 SW 148th St	100%	SHIP 1999
Richmond Heights Townhouse Dev.	Richmond Heights Townhouses		H	568,700	18	Jefferson St & Louis St. & SW 16 Ave. & SW 117 Ave.	100%	SURTAX 2000
River West Investment, Inc.	River West Apartments		H	500,000	15	437-439 SW 7 St	100%	SURTAX 2001
River West Investment, Inc.	River West Apartments		H	500,000	same as above	437-439 SW 7 St, Miami	100%	SURTAX 2001
Rodriguez/Alonso	Seminole #1		H	90,000	3	W 23 St & W 6 Ave in Seminole Area of Hialeah	100%	SURTAX 1984
Rodriguez/Alonso	Lili Condominium #2		H	23,845	1	1056-58 NW 24 St, Miami	100%	SURTAX 1988
Running Brook Associates	Running Brooks Apartments		R	500,000	See Affordable Landmarks Inc.	SE Corner of SW 122 Ave/SW 200 St	100%	SURTAX 2001
Running Brooks Associates	Running Brook Apartments		R	500,000		20505 SW 122 Ave	100%	SURTAX 1989
S.E.O.T.P.W.	Cruz Development		H	1,515,000	456	435 SW 9th Avenue and 853 SW 5th St	100%	SURTAX 2000
SAMROB, Inc.	Mary Rivera Apartments		R	400,000	16	435 SW 9th Avenue and 853 SW 5th St	100%	SURTAX 2000
SAMROB, Inc.	Mary Rivera Apartments		R	400,000	same as above	435 SW 9th Avenue and 853 SW 5th St	100%	SURTAX 2000
SAMROB, Inc.	Mary Rivera Apartments	R88-9%	H	66,000	2	SW 304 St & 62 Ave	100%	SURTAX 1988
Sandiegow Homes	South Date #1		R	250,000	208	2000 NW 12th Ave	100%	SURTAX 2002
Santa Clara Apartments, Ltd./The Carlisle Group/The Related Group	Santa Clara Apartments	R01-9%						

## SHIP and Surtax Projects Clos ed/Completed Since 1984

Developer Name / Agency	Activity Name	Tax Credit Year and Percentage	Tenure Type	Net Award Amount	Units	Project Address	Completion Stage	Project Funding Source
Specialty Housing Corporation	Moody Drive Estates		H	469,752	15	SW 268 St & 135 Av	100%	SURTAX 2000
Specialty Housing Corporation	Moody Drive Estates		H	469,752	same as above	SW 268 St & 135 Av	100%	SURTAX 2000
Specialty Housing Corporation	Moody Drive Estates I-A		H	262,980	6	SW 268 St & SW 135 Ave	100%	SHIP 2001
Spinal Cord Living Assistance Dev	East Side Condominiums		H	500,000	15	55-57 E. 4 St.	100%	SURTAX 2001
Spinal Cord Living Assistance Dev	Park Place Apts.		R	300,000	34	250 East 2 Ave	100%	SURTAX 1997
Spinal Cord Living Assistance Dev	Park Place Apartments		R	800,000	250 East 2 Ave	SHIP 1997	100%	SURTAX 1998
*St Martin Affordable Housing, Ltd.	Miami Stadium Apartments	R02-4%	R	191,485	0	2301 NW 10 Av	100%	SURTAX 1998
St Martin Affordable Housing, Ltd	Miami Stadium Apartments		R	500,000	same as above	2301 NW 10 Ave	100%	SURTAX 2000
St Martin Affordable Housing, Ltd	Miami Stadium Apartments		R	500,000	same as above	2301 NW 10 Ave	100%	SURTAX 2001
St Martin Affordable Housing, Ltd	Miami Stadium Apartments		R	750,000	same as above	2301 NW 10 Ave	100%	SURTAX 2001
St John CDC	St. John Village Apts. II		SRR	385,000	10	1445 NW 1 Pl.	100%	SURTAX 2002
Tacoty Economic Development Corp.	Palms West Condominiums		H	400,000	90	505 NW 177 St	100%	SURTAX 1999
Tacoty Economic Development Corp.	Hainlin Mills/Western Goulds Estate	R95-9%; R04-9%	H	700,000	22	21921 SW 126 Ave	100%	SURTAX 1997
Tacoty Economic Development Corp.	Palms West Condominiums		H	400,000	90	505 NW 177 St	100%	SURTAX 1999
Tacoty Economic Development Corp.	Palms West Condominiums		H	500,000	16	505 NW 177 St	100%	SURTAX 2000
Tacoty Economic Development Corp.	Palms West Condominiums		H	500,000	same as above	505 NW 177 St	100%	SURTAX 2000
Tacoty Economic Development Corp.	Palms West Condominiums		H	500,000	15	505 NW 177 St	100%	SURTAX 1997
Tacoty Economic Development Corp.	Palms West Condominiums		H	500,000	same as above	505 NW 177 St	100%	SURTAX 2001
Tacoty Economic Development Corp.	Palms West Condominiums		R	0	15	Intersection of NW 13th Ave & 20 St, Miami	100%	SURTAX 1999
The Carlisle Group/Santa Clara Apartments II, Ltd.	Santa Clara Apartments II	R03-9%;R04-9%	R	2,000,000	204		100%	SURTAX 2005
The Carlisle Group/Santa Clara Apartments II, Ltd.	Santa Clara Apartments II		R	1,160,000	same as above	Intersection of NW 13th Ave & 20th St	100%	SURTAX 2001
*The Cornerstone Group	Doral Terrace Apartments	R99-4%	R	250,000	0	10825 NW 50 St	100%	SURTAX 1998
The Cornerstone Group	Doral Terrace Apartments		R	250,000	same as above	10825 NW 50 St	100%	SURTAX 1999
The Cornerstone Group/Doral Terrace Apartments	Doral Terrace Apartments		R	400,000	same as above	10825 NW 50 St	100%	SURTAX 2006
*The Cornerstone Group/Alhambra Cove, Associates, Ltd.	Alhambra Cove Apartments	R05-4%	R	1,000,000	0	1600 NW 119th St	100%	SURTAX 2003
The Cornerstone Group/Alhambra Cove, Associates, Ltd.	Alhambra Cove Apartments		R	1,200,000	same as above	1600 NW 119th St	100%	SURTAX 2004
*The Cornerstone Group Dev/Hibiscus Pointe	Hibiscus Pointe Apartments	R-03-4%	R	1,000,000	0	1250 NW 75 St	100%	SURTAX 2003
*The Cornerstone Group/Baywinds Associates, Ltd.	Baywinds Apartments	R02-4%	R	1,000,000	0	11900 NE 16th Ave	100%	SURTAX 2002
The Cornerstone Group/Baywinds Associates, Ltd.	Baywinds Apartments		R	750,000	same as above	11900 NE 16th Ave	100%	SURTAX 2003
The Cornerstone Group/Bonita Pointe Apartments	Bonita Pointe Apartments	R-03-4%	R	1,000,000	0	Palm Drive & SW 172 Ave	100%	SURTAX 2003
The Cornerstone Group/Bonita Pointe Associates, Ltd.	Bonita Pointe Apartments		R	1,250,000	same as above	Palm Drive & SW 172 Ave	100%	SURTAX 2004
The Cornerstone Group/Hibiscus Pointe Apartments	Hibiscus Pointe Apartments		R	1,300,000	212	1250 NW 79 St	100%	SURTAX 2003
The Cornerstone Group/Hibiscus Pointe Assoc.	Scattered Sites (FL City) #1		H	263,950	9	16100-16191 SW 304-305 TERR	100%	SURTAX 1988
The Nehemiah Project of Homestead, Inc.	Scattered Sites (FL City) #2		H	94,040	12		100%	SURTAX 1994
The Nehemiah Project of Homestead, Inc.	Scattered Rehab		H	128,660	4	14510-14665 SW 304-296 St. Homestead	100%	SURTAX 1997
The Nehemiah Project of Homestead, Inc.	Rehab US HUD		H	71,000	2	30256 SW 163 Ct@05 NW 2 St	100%	SURTAX 1998
TotalBank	Overtown Villas #1		H	577,000	30	NW 7 St to 18 St & NW 1 Ave to 4 Ave	100%	SURTAX 1984
*Triad Housing Partners/Miami Sunset Bay Apts.	Miami Sunset Bay Apartments		R	281,000	0	10000 SW 224 St	100%	SURTAX 2001
Triad Housing Partners/Miami Sunset Bay Apts.	Sunset Bay Apartments	R01-4%	R	281,000	same as above	10000 SW 224 St	100%	SURTAX 2001
Miami Sunset Bay Apartments			R	719,000	same as above	10000 SW 224 St	100%	SURTAX 2002
Sunset Bay Apartments			R	719,000	same as above	10000 SW 224 St	100%	SURTAX 2002
Les Villas Project #1			H	910,525	34	7th St and 19 Ave, Miami	100%	SURTAX 1994
Tuscan Place	Tuscan Place	R03-5%	R	1,000,000	199	NW 6th Ave. & NW 6th St.	100%	SURTAX 2004
Tuscan Place	Tuscan Place		R	2,000,000	same as above	NW 6th Ave. & NW 6th St.	100%	SURTAX 2004

**SHIP and Surtax Projects Closed/Completed Since 1984**

Developer Name / Agency	Activity / Name	Tax Credit Year and Percentage	Tenure Type	Net Award Amount	Units	Project Address	Current Stage	Project Funding Source
*Tuscany Place Associates, Ltd.	Tuscany Place Apartments	R03-4%	R	1,000,000	0	25400 SW 137 Ave	100%	SURTAX 2002
Tuscany Place Associates, Ltd./The Cornerstone Group	Tuscany JT Apartments		H	1,000,000	same as above	25400 SW 137 Ave	100%	SURTAX 2004
Urban League of Greater Miami	Citrus JT Scattered Sites #2		H	384,850	13	517 SW 23 Ave, Miami	100%	SURTAX 1992
Urban League of Greater Miami	Citrus JT Scattered Sites #3		H	26,800	12	1157 NW 106 AND 256 SW 4 CT, SCATT.	100%	SURTAX 1993
Urban League of Greater Miami	Urban League/Citrus Const.		H	137,984	7	SW 4 Stand 2 Ave	100%	SHIP 1996
Walter Williams Cos Inc	Williams Goulds Infill		H	80,600	2	SW 115 and SW 215 ST Miami, Florida	100%	SURTAX 1997
Warlock International Inc.	Salma Lake		H	464,930	10	SW 296 St & SW 144 Ave	100%	SURTAX 2000
Warlock International Inc.	Scattered Sites North #1		H	696,800	19	NW 51 St to NW 41 St from 21 Ave to 33 A	100%	SURTAX 1984
Warlock International Inc.	Scattered Sites North #2		H	704,670	21	NW 79 St to NW 41 St from NW 7 Ave to NW	100%	SURTAX 1986
Warlock International Inc.	Scattered Sites North #3		H	452,000	15	4429 Ave, Model City	100%	SURTAX 1988
Warlock International Inc.	Scattered Sites North #4		H	475,900	15	NW 14 St to 65 St, & NW 22 Ave to 77 Ave	100%	SURTAX 1988
Warlock International Inc.	Scattered Sites North #5		H	434,450	15	Scattered Sites within Model City	100%	SURTAX 1990
Warlock International Inc.	Scattered Sites North #6		H	276,750	10	NW 57 St to 65 St, & NW 22 Ave to 31 Ave	100%	SURTAX 1991
Warlock International Inc.	Greenwood South #7		H	266,150	9	SW 296 through 300 & SW 158-159 Ave	100%	SURTAX 1992
Warlock International Inc.	Scattered Sites North #8		H	33,000	8	SW 152 St to 158 St & SW 297 Ave	100%	SURTAX 1992
Warlock International Inc.	Greenwood South #9		H	451,700	15	SW 296-300 St & SW 158-159 Ave	100%	SURTAX 1993
Warlock International Inc.	Greenwood (South) #1		H	161,250	5	296 St TO 300 St SW AND SW 158AVE TO 159	100%	SURTAX 1995
Warlock International Inc.	Greenwood (South) #11		H	698,400	19	S.W. 296 St and 158 Ave.	100%	SURTAX 1997
Warlock International Inc.	Salma Lakes		H	59,810	2	S.W. 296 St and 144 Ave.	100%	SURTAX 1997
Warlock International Inc.	Salma Lakes		H	384,170	10	SW 296 St & SW 144 Ave	100%	SURTAX 1998
Warlock International Inc.	Salma Lakes		H	464,930	same as above	SW 296 St & SW 144 Ave	100%	SURTAX 2000
Warlock International Inc.	Salma Lake		H	45,000	15	SW 296 St & SW 144 Ave	100%	SURTAX 2000
Warlock International Inc.	Salma Lakes		H	455,150	same as above	SW 296 St & SW 144 Ave	100%	SURTAX 2000
Warlock International Inc.	Salma Lakes		H	328,240	same as above	SW 296 St & SW 144 Ave	100%	SHIP 1998
Warlock International Inc.	Salma Lakes		H	193,500	same as above	S.W. 296 St, and 144 Ave.	100%	SHIP 1998
West Perrine CDC	Alamo Development	R99-9%; R0-9%	H	100,800	2	SW 107 Ave & SW 168 St	100%	SHIP 1999
West Perrine CDC	Scattered Sites Sector 284		H	306,250	7	SW 102 Ter 104 Ave SW 166 St SW 76 St	100%	SURTAX 1999
West Perrine CDC	Scattered Sites		H	437,860	17	SW 175 St to 179 St & SW 102 Ave to SW 1	100%	SURTAX 1999
West Perrine CDC	Mt. Moriah		H	160,000	5	SW 105 AVE AND SW 181 ST	100%	SURTAX 1991
West Perrine CDC	Scattered Sites Sector 284		H	582,700	21	16850 SW 100 CT	100%	SURTAX 1992
West Perrine CDC	Scattered Sites Sector 1&5		H	395,850	11	SW 104 Ave SW 107 Ave & SW 176 St 184 St	100%	SURTAX 1998
West Perrine CDC	Scattered Sites Sector 2&4		H	370,700	10	SW 104 Ave SW 107 Ave & 168 St SW 184 St	100%	SURTAX 1998
West Perrine CDC	Westview Garden Apartments	R99-9%; R0-9%	H	306,250	7	SW 102 Ter 104 Ave SW 168 St SW 76 St	100%	SURTAX 1999
Westview Garden Partners Ltd	Westview Garden Apartments		R	500,000	160	2300 NW 119 St	100%	SURTAX 1998
Westview Garden Partners Ltd	Allocation #1		H	16,380	1	10821 NW 87 Ct, SE 11 St 12 Ave, NW 79 Ave	100%	SHIP 2000
White & Berg				Total	206,618,281	11,021		SURTAX 1998

## NOTE

\*All units that are shaded have been provided funding through the Housing Finance Authority (HFA) and MDHA. 5,240 units were counted by the HFA.

\* Funding sources other than Surtax and SHIP (i.e. HOME program funds) have also been used to support many of the developments listed above

\* Regarding the number of units developed, staff continues to research the figures for further refinement. The figures stated in this report are based on MDHA - DLAD records.

**Funded Affordable Housing Units and Loans  
By Projects and Commission District**

Department	Program	Source of Funding	Name of Project	Housing Type	District	Existing Units	
						Existing Rental / Subsidized Units	Existing Housing Units Online
Community and Economic Development	Homeownership Rehabilitation	HOME / CDBG	Elderly Residential Energy Conservation Program	SF	Countywide		8
Community and Economic Development	Homeownership Assistance	HOME	ADLI Down payment Assistance		Countywide		
Community and Economic Development	Homeownership Financial Assistance	HOME	HOME Deep Subsidy Homeownership Program		Countywide		
Community and Economic Development	Foster Home Rehabilitation	HOME	Charlee of Dade County - Foster Care Residential Rehabilitation	FH	Countywide		
Homeless Trust	Homeless Facility Construction	HUD, Food and Beverage	Various	HF	Countywide		1,232
Housing Agency	Homeownership Financial Assistance	SHIP	N/A		Countywide		
Housing Agency	Homeownership Financial Assistance	Surtax	N/A		Countywide		
Housing Agency	Homeownership Financial Assistance	Surtax & /SHIP	Homeownership Rehabilitation Loans		Countywide		
Housing Agency	Homeownership Financial Assistance	SHIP	Homeownership Rehabilitation Loans		Countywide		
Housing Agency	Homeownership Financial Assistance	Surtax	Homeownership Loans for Window Shutters		Countywide		
Housing Agency	Homeownership Financial Assistance	Surtax	Economic Development Initiative (EDI) Grant		Countywide		
Housing Agency	Homeownership Financial Assistance	Surtax	Homeownership Predatory Lending Loans		Countywide		2
Housing Agency	Rental Construction History (includes Rental Homeless)				Countywide		5,225
Housing Agency	Homeownership Construction History	Surtax			Countywide		3,973

**Funded Affordable Housing Units and Loans  
By Projects and Commission District**

Department	Program	Source of Funding	Name of Project	Housing Type	District	Existing Units	
						Existing Rental / Subsidized Units	Existing Housing Units Online
Housing Agency	Rental Rehabilitation Construction History	Surtax			Countywide	1,385	
Housing Agency	Homeownership Construction History	SHIP			Countywide		308
Housing Agency	Rental Construction History	SHIP			Countywide	160	
Housing Agency	Rental Financial Assistance	Housing Choice Program Vouchers	Section 8 Vouchers (vouchers are annualized)	R	Countywide	14,167	
Housing Agency	Rental Rehabilitation	Moderate Rehabilitation Program Vouchers	Section 8 Vouchers for Moderate Rehabilitation (vouchers are annualized)	R	Countywide		2,624
Housing Agency	Rental Construction	Federal	Section 8 Vouchers for Substantial, New Construction, and Project Based Construction (vouchers are annualized)	R	Countywide		1,346
Housing Agency	Homeless Rental Assistance	Federal	Section 8 Vouchers for the Homeless (vouchers are annualized)	R	Countywide	290	
Housing Agency	Homeless Rental Assistance	Federal	Section 8 Vouchers for the Homeless (vouchers are annualized)	R	Countywide		648
Housing Agency	Homeownership Construction	Land	Infill Development	SF	Countywide		548
Housing Agency	Public Housing	Federal	Subsidized Rental Property (existing public housing stock)	R	Countywide		9,159

**Funded Affordable Housing Units and Loans  
By Projects and Commission District**

Department	Program	Source of Funding	Name of Project	Housing Type	District	Existing Units	
						Existing Rental / Subsidized Units	Existing Housing Units Online
Housing Finance Authority	Homeownership Financial Assistance (Loans 2000-2006)	Bonds	N/A	SF	Countywide		811
Housing Finance Authority	Rental Construction	Bonds	Construction / Rehabilitation of Multi-family Rental Units	MF	Countywide	10,182	
Metro-Miami Action Plan Trust	Homeownership Financial Assistance (Loans March 1995 - June Surtax 30, 2006)		Loan Assistance for Second or Third Mortgages for Low- to Moderate-income for First Time Homebuyers		Countywide		3,273
Metro-Miami Action Plan Trust	Homeownership Financial Assistance	Surtax	Housing Assistance Program / Lottery Initiative		Countywide		
Community and Economic Development	Homeless Rental Assistance	HOME	Carrefour Corporation - Del Prado Rental Assistance	HF	District 1		
Community and Economic Development	Homeownership Rehabilitation	HOME	Vista Verde Housing Rehabilitation	TH	District 1		
Community and Economic Development	Rental Rehabilitation	HOME	Cornerstone Group - Hidden Cove Apartments	R	District 1	7	
Community and Economic Development	Rental Construction	HOME	Mabrisa Associates Apartments	R	District 1	340	
Community and Economic Development	Rental Construction	HOME	Villas Del Lago Apartments	R	District 1	288	
Community and Economic Development	Rental Construction	HOME	Park City Apartments	R	District 1	155	
Community and Economic Development	Rental Construction	HOME	Tacolcy EDC - Spinnaker Cove Apartments aka Parkview Apartments	R	District 1	220	
Community and Economic Development	Rental Construction	HOME	Walden Pond Villas Ltd	R	District 1	100	
Housing Agency	Homeownership Construction	Surtax	The Mirage at Sailboat Cove	SF	District 1		
Housing Agency	Rental Construction	Surtax	JPM Center/ Townhouse Villas	R	District 1		
Metro-Miami Action Plan Trust	Rental Construction	Surtax	The Mirage at Sailboat Cove	R	District 1		

**Funded Affordable Housing Units and Loans  
By Projects and Commission District**

Department	Program	Source of Funding	Name of Project	Housing Type	District	Existing Units	
						Existing Rental / Subsidized Units	Existing Housing Units Online
Community and Economic Development	Rental Construction	CDBG DR	DEDCO/Cornerstone Group- Center Court Apartments aka Hamlet Estates	R	District 2		589
Community and Economic Development	Homeownership Construction	HOME Supp DR	Miami-Dade Neighborhood Housing Services In-fill Development	SF	District 2		26
Community and Economic Development	Homeownership Construction	CDBG DR	New Washington Heights / Phoenix Project	SF	District 2		12
Community and Economic Development	Rental Construction	HOME	The Sweetening Group - Twin Lakes Gardens	R	District 2		56
Empowerment Trust	Homeownership Construction	Private	Villas of Twin Lakes Workforce Housing	SF	District 2		
Empowerment Trust	Homeownership Construction	Federal EZ Grant	District 2 Infill Workforce Housing	SF	District 2		
Housing Agency	Homeownership / Rental Construction	Federal	Scott Carver	R	District 2		
Housing Agency	Homeownership Construction	Surtax	Infill / Riverside Homes	TH	District 2		
Housing Agency	Homeownership Construction	Surtax	Infill / Dupuis Pointe Homes	SF	District 2		
Housing Agency	Rental Construction	Surtax	The Corinthian	R	District 2		
Housing Agency	Rental Construction	Surtax	Pinnacle Plaza	R	District 2		
Housing Agency	Rental Rehabilitation	Surtax	Westview Terrace Apartments	R	District 2		
Housing Agency	Rental Rehabilitation	Surtax	80th Street Duplexes	R	District 2		
Community and Economic Development	Homeownership Construction	HOME	Jubilee CDC - Jubilee Infill	SF	Districts 2 & 3		11
Empowerment Trust	Homeownership Construction	Federal EZ Grant	Palmetto Homes Infill Workforce Housing	SF	Districts 2 & 3		13
Metro-Miami Action Plan Trust	Homeownership Financial Assistance	Surtax	Tornado Relief Project - Rehabilitative Loans	SF	Districts 2 & 3		
Community and Economic Development	Homeownership Rehabilitation	CDBG	Wynwood Rehabilitation	SF	District 3		

**Funded Affordable Housing Units and Loans  
By Projects and Commission District**

Department	Program	Source of Funding	Name of Project	Housing Type	District	Existing Units	
						Existing Rental / Subsidized Units	Existing Housing Units Online
Community and Economic Development	Homeownership Construction	HOME	St. John Community Development Corporation, Inc. - St. John Village Homes	TH	District 3		
Community and Economic Development	Homeless Facility Rehabilitation	HOME	Carrefour Corporation - City View Apartments	HF	District 3	66	
Community and Economic Development	Rental Construction	HOME	Greater Miami Neighborhoods/Central City Ltd - Central City Apartments	R	District 3	35	
Community and Economic Development	Homeownership Construction	HOME Supp Dr	Little Haiti Housing Association, Inc., Infill Housing Program	SF	District 3		15
Community and Economic Development	Rental Construction	HOME	Santa Clara Apartments	R	District 3	208	
Community and Economic Development	Rental Construction	HOME SUP DR, HOME & CDBG	Urban League of Greater Miami, Inc - Floral Heights	R	District 3	32	
Empowerment Trust	Homeownership Construction	Federal EZ Grant	Villas of St. Agnes	SF	District 3		
Empowerment Trust	Homeownership Construction	Federal EZ Grant	Wynwood Infill Workforce Housing	SF	District 3		
Empowerment Trust	Rental Construction	Private	St. Agnes Place - Phase II	R	District 3		
Housing Agency	Homeownership Construction	SHIP	Wagner Square Condominium	C	District 3		
Housing Agency	Homeownership Construction	SHIP	5429 NW 6th Place, LLC	C	District 3		
Housing Agency	Homeownership Construction	Surtax	Ralph's Plaza II	C	District 3		
Housing Agency	Homeownership Construction	Surtax	Allapattah I & Allapattah II	C	District 3		
Housing Agency	Homeownership Construction	Surtax	The Atrium at Spring Garden Road	C	District 3		
Housing Agency	Rental Construction	Surtax	Carrie P. Meek Manor	R	District 3		
Housing Agency	Rental Construction	Surtax	Los Sueños	R	District 3		
Housing Agency	Rental Construction	Surtax	Pinnacle Park	R	District 3		
Housing Agency	Rental Construction	Surtax	Santa Clara Apartments II	R	District 3		
Housing Agency	Rental Construction	Surtax	Tuscan View Apartments	R	District 3		
Housing Agency	Homeless Facility Construction	Surtax	Christian Hospital	HF	District 3		74

**Funded Affordable Housing Units and Loans  
By Projects and Commission District**

Department	Program	Source of Funding	Name of Project	Housing Type	District	Existing Units	
						Existing Rental / Subsidized Units	Existing Housing Units Online
Housing Agency	Rental Rehabilitation	Surtax	Edison Towers Apartments	R	District 3		
Housing Agency	Rental Rehabilitation	Surtax	St. John Apartments Rehabilitation	R	District 3		
Homeless Trust	Homeless Facility Construction	HOPWA	Harding Village	HF	District 4		
Housing Agency	Rental Rehabilitation	Surtax	North Shore Apartments	R	District 4		
Community and Economic Development	Homeownership Rehabilitation	HOME	LTC fka Downtown Miami CDC - Capital Building Rehabilitation	C	District 5		
Community and Economic Development	Homeownership Construction	HOME	Barcelona Condominiums	C	District 5		
Community and Economic Development	Homeless Facility Rehabilitation	HOME	Carfour Corporation - Sunsouth Place	HF	District 5		
Community and Economic Development	Rental Construction	HOME	East Little Havana Community Towers Phase II	R	District 5		
Community and Economic Development	Homeownership Construction	HOME	Flagler First Condominium Project	C	District 5		
Community and Economic Development	Homeownership Construction	HOME	Jubilee Villas	C	District 5		30
Community and Economic Development	Homeownership Financial Assistance	HOME	St. Agnes Town Home Down Payment Assistance		District 5		
Community and Economic Development	Rental Construction	HOME	Peninsula Housing Development Inc. - La Palma Apartments	R	District 5		
Community and Economic Development	Homeownership Construction	HOME	East Little Havana Community Development Corporation - Rio Gardens	SF	District 5		82
Community and Economic Development	Rental Construction	HOME & HATF	Miami Beach Community Development Corporation - Madison Apartments	R	District 5		17
Empowerment Trust	Homeownership Construction	Federal EZ Grant	West Haven Condominiums	C	District 5		
Homeless Trust	Homeless Facility Construction	FEMA	Villa Aurora	HF	District 5		

**Funded Affordable Housing Units and Loans  
By Projects and Commission District**

Department	Program	Source of Funding	Name of Project	Housing Type	District	Existing Units	
						Existing Rental / Subsidized Units	Existing Housing Units Online
Housing Agency	Homeownership Construction	SHIP	River Run South Apartments	C	District 5		
Housing Agency	Homeownership Construction	Surtax	Latin Quarter Specialty Center	C	District 5		
Housing Agency	Homeownership Construction	Surtax	Villas Dr. Godoy	C	District 5		
Housing Agency	Homeownership Construction	Surtax	Rio Palma f/k/a Rio Placido	C	District 5		
Housing Agency	Rental Construction	Surtax	La Palma Apartments	R	District 5		
Housing Agency	Homeless Facility Construction	Surtax	Westchester Plaza Apartments	HF	District 5		
Housing Agency	Homeless Facility Construction	Surtax	Royalton	HF	District 5		
Housing Agency	Rental Rehabilitation	Surtax	Temple Court Apartments	R	District 5		
Housing Agency	Rental Rehabilitation	Surtax	328 Jefferson Avenue	R	District 5		
Housing Agency	Rental Rehabilitation	Surtax	328 Jefferson Avenue	R	District 5		
Community and Economic Development	Rental Assistance	HODAG	Assistance to the Elderly, Inc. Tenant Based Rental Assistance	R	District 6		
Community and Economic Development	Rental Construction	HOME SUPP DR & CDBG DR	Southwinds Apartments	R	District 6		
Community and Economic Development	Rental Construction	HOME DR	Viscaya Affordable Housing Ltd	R	District 6	122	
Housing Agency	Rental Construction	Surtax	Palermo Lake Apartments f/k/a Le Chalet	R	District 6		
Community and Economic Development	Homeownership Rehabilitation	HOME	McFarlane Historic District Historic Preservation	SF	District 7		
Community and Economic Development	Rental Rehabilitation	HOME	Greater Miami Neighborhoods - Wynwood Towers	R	District 7	186	
Housing Agency	Homeownership Construction	Surtax	Coral Pointe Condominium	C	District 7		
Housing Agency	Rental Construction	Surtax	Smathers Plaza Assisted Living Facility	R	District 7		
Community and Economic Development	Homeownership Assistance	HOME	Jordan Commons Second Mortgages		District 8		

**Funded Affordable Housing Units and Loans  
By Projects and Commission District**

Department	Program	Source of Funding	Name of Project	Housing Type	District	Existing Units	
						Existing Rental / Subsidized Units	Existing Housing Units Online
Community and Economic Development	Rental Rehabilitation	CDBG DR	Royal Coast Apartments	R	District 8	174	
Community and Economic Development	Homeownership Construction	HOME & HOME SUPP DR	Hardin Hammocks Estates	TH	District 8		200
Community and Economic Development	Rental Rehabilitation	HOME	Greater Miami Neighborhoods - Calusa Cove Apartments	R	District 8	144	
Community and Economic Development	Homeownership Construction	HOME	Habitat For Humanity - Habitat Villas Phase II	SF	District 8		22
Community and Economic Development	Homeownership Construction	HOME	Habitat For Humanity - Jordan Commons	SF	District 8		187
Community and Economic Development	Homeownership Construction	CDBG SUPP HOME	Leisure Villas Ltd / CODEC - Leisure Villas	SF	District 8		30
Community and Economic Development	Homeownership Construction	HOME SUPP DR	Warlock International - Greenwood Villas	SF	District 8		66
Community and Economic Development	Rental Construction	HOME SUP DR	Winchester Gardens Ltd	R	District 8	136	
Empowerment Trust	Homeownership Construction	Federal EZ Grant	Sandy Pines Workforce Housing	SF	District 8		
Community and Economic Development	Homeownership Construction	HOME	Centro Campesino / Farmworker Center, Inc - Covenant Phase III	SF	District 9		
Community and Economic Development	Homeownership Construction	HOME	Centro Campesino / Farmworker Center, Inc - Florida City Villages Phase IV	SF	District 9		
Community and Economic Development	Homeownership Construction	HOME	Centro Campesino / Farmworker Center, Inc - Florida City Villages Phase V	SF	District 9		
Community and Economic Development	Homeownership Construction	HOME	Florida City Villages Phase VI	SF	District 9		

**Funded Affordable Housing Units and Loans  
By Projects and Commission District**

Department	Program	Source of Funding	Name of Project	Housing Type	District	Existing Units	
						Existing Rental / Subsidized Units	Existing Housing Units Online
Community and Economic Development	Rental Finance Assistance	HOME	Lutheran Services Florida, Inc - Second CHANCE Rental Assistance Program	R	District 9		
Community and Economic Development	Homeownership Construction	HOME DR	Centro Campesino / Farmworker Center, Inc. - Centro Villas North	SF	District 9		45
Community and Economic Development	Rental Construction	CDBG Dr /HOME DR	Centro Campesino / Farmworker Center, Inc. - Palm Way	R	District 9		37
Community and Economic Development	Rental Construction	HOME Supp DR 93	Creative Choice Homes VI Ltd. - Caribbean West Apartments	R	District 9		21
Community and Economic Development	Rental Construction	CDBG DR	DEDCO/Tacoley Economic Development Corporation - River Oaks	R	District 9		32
Community and Economic Development	Rental Rehabilitation	HOME	Greater Miami Neighborhoods - Cutler Manor Apartments	R	District 9		220
Community and Economic Development	Homeownership Construction	HOME	Greater Miami Neighborhoods - Goulds Cutler Estates Phase II	SF	District 9		11
Community and Economic Development	Rental Construction	HOME and HOME DR 92	The Landings	R	District 9		101
Community and Economic Development	Rental Construction	HOME	Monterey Pointe	R	District 9		365
Community and Economic Development	Homeownership Construction	HOME Sup DR 93 and HOME 93	Naranja Affordable Housing	SF	District 9		90
Community and Economic Development	Rental Construction	HOME	Pinnacle Housing Group - Old Cutler Village Apartments	R	District 9		21
Community and Economic Development	Rental Construction	HOME DR, CDBG DR	Royal Palm Gardens	R	District 9		30
Community and Economic Development	Rental Construction	CDBG DR	Tacoley EDC - Garden Walk Apartments	R	District 9		228
Community and Economic Development	Rental Construction	HOME DR	Village of Narania	R	District 9		288
Community and Economic Development	Homeownership Construction	HOME DR HOME SUPP DR	West Perrine CDC - Mount Moriah - Phase II	SF	District 9		32

**Funded Affordable Housing Units and Loans  
By Projects and Commission District**

Department	Program	Source of Funding	Name of Project	Housing Type	District	Existing Units	
						Existing Rental / Subsidized Units	Existing Housing Units Online
Community and Economic Development	Homeownership Construction	HOME DR HOME SUPP DR	West Perrine CDC Scattered Sites Acquisition	SF	District 9	9	
Community and Economic Development	Homeownership Construction	HOME DR	West Perrine CDC Single Family Project - Phase IV	SF	District 9		8
Housing Agency	Rental Construction	Surtax	Nu-Horizons	R	District 9		
Housing Agency	Rental Rehabilitation	SHIP	1200 Homestead	R	District 9		
Housing Agency	Rental Construction	Surtax	Gran Via Elderly Housing	R	District 11		
Housing Agency	Rental Construction	Surtax	Kendall town Center "KTC"	R	District 11		
Community and Economic Development	Homeownership Rehabilitation	HOME	Samari Lakes East Condominiums	C	District 12		
Community and Economic Development	Rental Construction	HOME 92 & HOME SUP DR 93	Villa Hermosa	R	District 12	78	
Community and Economic Development	Homeownership Construction	HOME	MDHA/Barbella Gardens Villas, Inc - Bank Partnership / Barbella Gardens	SF	District 13		11
Housing Agency	Rental Construction	Surtax	The Embassy at Okeechobee	R	District 13		
					<b>GRAND TOTAL</b>	<b>50,702</b>	<b>9,897</b>

**Note:**

- A majority of the units are captured under the Countywide category; thus figures for certain districts are either zero or appear lower than anticipated
- The data collected for this matrix is a snapshot of affordable housing program available in Miami-Dade County as of August 11, 2006. Information in this report is current as of August 11, 2006.

**Housing Type**

C = Condominium  
 FH = Foster Home  
 HF = Homeless Facility  
 MF = Multi-Family  
 R = Rental  
 SF = Single Family  
 TH = Town Home

## Miami-Dade County Affordable Housing

In Miami-Dade County, there are over 82,000 units of government-assisted housing<sup>1</sup>. These units are funded through various agencies and include rental units, ownership units and congregate living facilities. There are public housing units for low-income people, operated by local housing agencies, such as the Miami-Dade Housing Agency (MDHA), the Housing Authority of the City of Miami Beach, and the Homestead Housing Authority. Miami-Dade County housing programs and associated partners are the primary source of funding for affordable housing across the range of affordability from 0% to 140% of median family income. The following is a summary of our programs.

### Miami Dade Housing Agency

The MDHA presently operates the bulk of our public housing services and other housing assistance programs throughout the County. The following programs are administered by MDHA:

#### *Private Rental Housing: Section 8 Housing Assistance Programs*

- The Section 8 programs are rental subsidy programs funded through the United States Department of Housing and Urban Development (USHUD). USHUD contracts with various public housing authorities, known as PHAs, to administer the programs on their behalf. The MDHA is one of these PHAs. The Section 8 programs provide rental assistance to very low income individuals and families, as defined by USHUD, allowing families to pay a portion of their income, usually 30%, towards the rental of a housing unit, with the difference paid by the housing authority. This assistance is commonly referred to as the housing assistance payment (HAP). In an effort to continue addressing housing needs for low-to moderate-income residents, the FY 2006-07 Proposed Resource Allocation Plan includes \$144 million for the Section 8 voucher program.
- There are various Section 8 programs. They generally fall into two categories: tenant-based assistance and project-based assistance.
- Tenant based assistance programs are tied to the participating individual or family and give the participant the ability to lease any unit that meets the program requirements, including units outside of MDHA's jurisdiction. Tenant based assistance operates by means of a voucher system which allows the recipient to choose a rental unit virtually anywhere.
- The tenant-based assistant program, known as Housing Choice Voucher Program is the largest program administered by the MDHA, with 14,167 units allocated. The Program allows tenants to choose the location of their unit in the private housing market. Private landlords receive rental subsidies, with the tenant family paying approximately 30% of their income for rent.
- As part of the Housing Choice Voucher Program, MDHA offers two other programs to encourage family self- sufficiency and independence from government assistance.
- The Family Self-Sufficiency Program provides a way for participant families to build assets, achieve goals through case management and an escrow account.

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<sup>1</sup> Source: Miami-Dade County Housing Agency (MDHA); Florida Housing Finance Corporation; Miami-Dade Housing Finance Authority; City of Hialeah, City of Homestead; City of Miami; Miami Beach Housing Authority; City of Miami Beach, Community/Economic Development Department, Housing Division; Office of Community and Economic Development; and Miami-Dade County, Department of Planning and Zoning, Research Section, 2004.

- The Section 8 Homeownership Program allows eligible participants to use their housing subsidy to purchase a home.
- Project-based assistance programs are tied to a particular unit and participants can only be assisted if they lease specific units within the MDHA program umbrella. As is the case with the tenant-assisted program, there are a variety of ways that the assistance is provided.
- The Project-Based Voucher Programs provide project-based assistance subsidies in which units in privately owned multifamily buildings are offered to very low-income individuals and families. Families are selected from MDHA's waiting lists.
- The Moderate Rehabilitation Program provides project-based assistance in which privately owned multifamily buildings are rehabilitated and offered to very low-income individuals and families. Participants are selected from MDHA's waiting lists.
- The New Construction and Substantial Rehabilitation Programs provide project-based assistance in which privately owned multifamily buildings are newly constructed or extensively rehabilitated and offered to very low-income individuals and families. Each owner maintains a waiting list of eligible families for leasing of these units. MDHA conducts on-site audits each year to ensure USHUD regulations are enforced.
- Shelter Plus Care Program vouchers provide housing assistance to homeless individuals or families who are mentally disabled, have chronic problems with drugs, alcohol, are HIV positive or have AIDS. Funding for this program is coordinated through the Miami-Dade County Homeless Trust through the annual SUPER Notice of Funding Availability (SUPER NOFA)
- Moderate Rehabilitation Single Room Occupancy (SRO) program provides project-based rental assistance in privately owned buildings on behalf of very low-income single, homeless individuals. These building were rehabilitated and the cost of the rehabilitation is included in the rents.
- The total number of Section 8 rentals, operating under MDHA programs, is approximately 19,075 units: approximately 26 percent are located in Major Statistical Area (MSA) 5 and almost 20 percent in both MSA 2 and 4. Nearly 32 percent of all Section 8 recipients reside in Unincorporated Miami-Dade County, 28 percent in the City of Miami, 11 percent in the City of Miami Beach, and a little more than 10 percent in Hialeah.
- Below is a summary of the all of the Section 8 program units currently administered by MDHA.

TENANT-BASED ASSISTANCE	NUMBER OF UNITS
Section 8 Housing Choice Voucher Program	14,167
<b>PROJECT-BASED ASSISTANCE</b>	
Moderate Rehabilitation Program	2,624
New Construction Program	487
Substantial Rehabilitation Program	809
Project-based Voucher Program	50
<b>HOMELESS PROGRAMS</b>	
Shelter Plus Care	648
Moderate Rehabilitation Single Room Occupancy	290
<b>TOTAL UNITS</b>	<b>19,075</b>

### Public Housing Program

- Public Housing in Miami Dade County is a federally funded program that provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities managed by a local housing authority or agency. The FY 2006-07 Proposed Resource Allocation Plan includes \$11 million in capital funds to improve public housing conditions in the County. Additionally, MDHA anticipates receiving \$25.0 million in public housing operating subsidy to administer the Public Housing Program.
- Public housing is limited to low-income families and individuals (30 percent of median family income or MFI). Eligibility is based on: 1) annual gross income; 2) whether you qualify as elderly, a person with a disability, or as a family; and 3) U.S. citizenship or eligible immigration status. The Miami-Dade Housing Agency (MDHA) currently has 9,159 units (excluding 104 units for the Helen Sawyer Assisted Living Facility). Located throughout Miami-Dade County, MDHA has 4,611 units set aside for the elderly and 4,548 family units.
- In addition to the public housing that is available for Miami-Dade County residents, MDHA owns five multi-family apartment buildings acquired through foreclosures and sales. The mixed use housing sites are managed by private companies who earn a management fee from MDHA for the day-to-day administration of the building. The five multi-family buildings total 626 units, of which 30 percent are set aside for low income individuals. The rents are market rate and revenue generated is used to benefit low income families in the public housing program.

### **Development and Loan Administration (DLAD)**

As a result of our internal analysis, the decision was made several months ago to relocate the operations of the Surtax Program from the MDHA to the Finance Department. All programs under DLAD will be administered and monitored by the Finance Department. The FY 2006-07 Proposed Resource Allocation Plan includes \$101 million in State Housing Initiative Partnership Program (SHIP, \$14.0 million,) and Surtax funds, including carryover, interest, and miscellaneous non-operating revenue (\$87.0 million) toward the creation of affordable housing units for low-to moderate income residents.

### Homeownership Programs: Surtax

- The County's affordable housing program began in 1983 with the creation of the County's local Documentary Surtax which generates .45 per \$100 value on the recording of commercial real estate transactions. With these funds, the County provides low interest loans in the form of second mortgages, single-family rehabilitation loans including window shutters, construction financing to developers to build multi-family and single-family units and homebuyer counseling. MDHA receives 92 percent of all surtax revenue generated in Miami-Dade County.
- SHIP is a State of Florida housing incentive program providing local funding to implement and/or supplement the following programs: housing development, down payment assistance, housing acquisition and rehabilitation, homeownership assistance, and homebuyers counseling and technical assistance.
- The Homeownership Program provides second mortgages to qualified homebuyers. The Surtax assistance provides second mortgage subsidies ranging from \$50,000 to \$80,000 for low income families under 80% of the area median income (AMI); and from \$30,000 to \$50,000 for moderate-income families over 80% up to 140% of the AMI while SHIP can provide assistance to families up to 120% AMI. Loan interest rates range from 0 to 6% and is determined based on the families total housing expenses to income ratio, which may not exceed 35%. The County provides a second mortgage for a minimum of 20% of the net sales price (minus down payment) in order to

facilitate private lenders approval of the first mortgage and to avoid the need of private mortgage insurance as a cost burden to low income homeowners.

- During Fiscal Years 2001 thru 2005, MDHA's the Homeownership Program provided a total of 1,363 second mortgages for \$52,102,693. The typical County subsidy ranged from an average of \$36,655 to \$40,733 at closing of FY 2005. During the first quarter of FY 2006 the average County subsidy has increased to \$44,823 as a result of the high cost of residential property in the Miami-Dade County.
- Surtax funds are also made available to existing homeowners to maintain their homes by providing low interest and deferred loans for owner-occupied units. In conjunction with the Community Action Agency, Surtax funds provide loans for housing rehabilitation and replacement of windows and the installation of hurricane shutters. The program is open to homeowners of owner-occupied property in need of rehabilitation with qualifying household incomes. Forgivable loans are provided for eligible homeowners who do not have the financial resources available to repair their property and are not able to borrow the funds from conventional sources, such as banks or mortgage companies. In most instances, loan repayment is not required as long as the borrower owns and lives in the property being repaired. The balance of the loan becomes due and payable at the time the property is rented, sold or transferred. There are also special initiatives that benefit the elderly and the physically disabled. Maximum amount for regular loans is \$30,000.
- **The Homebuyer Counseling Program** provides financial management, credit counseling and other related technical services to participating families for financing single-family homes.

#### Construction Financing Program – Rental and Single-Family Units

- **Construction Loans for Housing Development.** The construction loans average 10 percent of the total project cost and are available to community development corporations (CDC) and private developers for rental and homeownership developments. Miami-Dade Housing Agency's Development and Loan Administration division works with a consortium of banks, corporate equity investors and others to provide low-cost financing for projects that would otherwise be difficult to finance using standard market rates.
- **Types or rental construction**
  - **Rental** - construction of affordable rental development
  - **Rental Rehabilitation** - existing rental unit structure rehabilitated by developer
  - **Rental Homeless** - new construction for homeless population
  - **Rental Rehabilitation-Homeless** - existing structure rehabilitated to be occupied by the homeless
  - **Small Rental Rehabilitation** - rehabilitation of existing rental structure for 30 units or less
- **State Companion Program: Low Income Housing Tax Credits / State Tax Credits**
  - The Florida Housing Finance Corporation (FHFC) was established over 20 years ago to help ensure that low-income families have access to safe, affordable housing by maintaining partnerships with local governments, developers, and nonprofit organizations. Through a variety of programs, FHFC provides either dollar-for-dollar reduction in federal tax liability, low interest loans, loan guarantees, bonds or funds to local governments and developers as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing.
  - One of the programs administered by FHFC is the Low Income Housing Tax Credit (LIHTC) program which was created by the Tax Reform Act of 1986. The LIHTC provides credits

for the production of rental housing targeted to low income households. Under the LIHTC program, states are authorized to issue Federal tax credits for the acquisition, rehabilitation, or new construction of affordable rental housing. The credits can be used by property owners to offset taxes on other income, and are generally sold to outside investors to raise initial development funds for a project. To qualify for credits a project must have a specific proportion of its units set aside for lower income households and the rents on these units are limited to 30 percent of qualifying income.

- Most new construction and substantial rehabilitation projects are eligible for a 9 percent tax credit; that is, credit equal to 9 percent of qualified costs each year for 10 years. For example, in a rehabilitation project with \$100,000 in qualified costs, tax credits can equal \$90,000 over 10 years. Projects that are financed through the issuance of tax-exempt bonds may qualify for an automatic 4 percent tax credit allocation. Credits awarded to these projects are not subject to the per capita limit; however, the underlying bonds are subject to the state private activity bond cap.

### **Miami-Dade Action Plan (MMAP)**

The Metro-Miami Action Plan (MMAP) was formed following a period of civil unrest in Miami in the early 1980's. During this time, the U.S. Civil Rights Commission confirmed that local disparities within the criminal justice system, economic development, housing, education, employment, and health and human services, were the primary causes of outbursts of displaced aggression and frustration. The City of Miami and Miami-Dade County recognized their roles and collaborated to create a solution to the underlying despair and faltering hope that were devastating the local African-American community. MMAP emerged in 1983 as a solution to such socioeconomic disparities and currently represents the local government's commitment to stimulating community vitality - a commitment supported by African-American, Hispanic, and Anglo leaders to alleviate local disparities.

The MMAP receives 8 percent of surtax revenue generated in the County. The MMAP affordable housing program has utilized its Documentary Surtax dollars to establish partnerships among public, private sector, financial institutions to provide affordable housing opportunities for low, and moderate income Miami Dade County residents. The Metro Miami Action Plan Trust (MMAP) is committed to addressing the issue of Affordable Housing by utilizing the following strategies:

#### *First Time Home Buyer Program*

- Metro Miami Action Plan Trust Homeownership Assistance Program (MMAP HAP) began in 1995 as an equal opportunity housing lender designed to increase the number of low to moderate income homebuyers in Miami-Dade County. The program utilizes funding made available through the state of Florida Documentary Stamp Surtax and reduces the upfront financial costs associated with purchasing and financing a home.
- This service provides up to 6% of the purchase price in down payment and closing costs assistance to qualified first time low to moderate income homebuyers in Miami Dade County. The MMAP loan is provided in the form of a forgivable, zero interest non-amortized mortgage. Thus repayment of the loan is only required when the property is sold or is forgiven after the borrower has owned and occupied the property for 10 years.

#### *Homeownership Lottery Initiative*

- As a part of the MMAP HAP initiative, a special deep subsidy program, MMAP Housing Lottery Initiative, was created to substantially increase the financing towards the purchase price and closing costs of affordable housing units. Especially designed for very low and low income first time homebuyers, the financing utilizes a lottery process to offer first time home buyers up to seventy-five percent of the purchase price of a home anywhere in Miami-Dade County. The zero

percent interest loans are non-amortized second mortgages that are forgiven after the borrower has owned and occupied the property for 20 years.

#### Pre and Post Counseling Project

- Providing comprehensive counseling can encourage homebuyers to become disciplined homeownership investors. MMAP formed partnerships with Consumer Credit Counseling Services of South Florida, Inc. West Perrine Community Development Corporation, Miami Dade County Affordable Housing Foundation and other HUD certified counseling agencies to provide housing education to MMAP HAP home buyers.

#### Housing Development Initiative

- The Housing Development Initiative is designed to assist low and moderate income persons by providing construction financing to assist with the development of newly constructed affordable housing units developed by not-for-profit developers and private developers. The MMAP has allocated approximately \$3,650,000,00 in Documentary Surtax dollars to developers.
- **Emergency Response Initiative**  
The MMAP Trust allocated Documentary surtax dollars to implement an Emergency Response Initiative to renovate homes damaged by the March 27, 2003 tornado. MMAP HAP rehab program provides qualifying homeowners a zero percent interest loan not to exceed \$35,000.00. The loan is due on transfer of ownership for the property. \$750,000.00 has been allocated to assist in the rebuild and demolition of the homes for 14 families affected by the tornado.

#### **Miami-Dade Housing Finance Authority**

The Housing Finance Authority (HFA) was created to alleviate the shortage of housing in Miami-Dade County by stimulating the construction and rehabilitation of multifamily rental housing and the creation of home ownership opportunities. Through the issuance of single family mortgage bonds, HFA provides affordable mortgage financing in conjunction with local banks and supports community and economic development in the areas of affordable housing, through the issuance of multi-family revenue bonds. Both HFA and the Miami-Dade Affordable Housing Foundation have received Surtax funding allocations for specific initiatives from the Board of County Commissioners. Examples include the *Deep Subsidy Program*, *Homesavers* and the *HOPE VI Program* for new housing in the redevelopment area. The Authority also provides a comprehensive home buying process training program in conjunction with MDHA and MMAP. The following programs are administered through the HFA:

#### Single Family Bond Issues Program

- The Authority issues single family bonds to provide affordable mortgage financing for low and moderate income homebuyers in Miami-Dade County. During the current fiscal year, the Authority has provided financing under three separate bond issues totaling approximately \$47 million in bond proceeds to be used for mortgages.
- Program features include \$8,000,000 in low rate funds at a fixed interest rate of 4.99% and 5.99% with a 30-year term. These funds provide 80% of the purchase price as a first mortgage. The Authority contributed \$2,000,000 in Surtax funds in order to provide a second mortgage in the amount of 20% of the purchase price at 0% interest that is deferred over the first 5 years. This is our 80/20 loan program. It is available countywide.
- Additionally, the Authority was chosen to administer \$503,000 of the American Dream Down payment Initiative, ADDI, allocation for Miami-Dade County. Through the ADDI program qualified buyers (incomes less than 80% of AMI) may receive a grant of up to \$10,000 or 6% of the purchase price for down payment and closing costs.

- These Bond issues also included funds for an assisted rate loan which provided up to 4% of the loan amount for down payment and closing costs.

#### Multi-family Bond Issues Program

- The Authority issues multifamily bonds to provide tax credit financing for construction or rehabilitation of rental units throughout Miami-Dade County. Currently the Authority has a fiscal year 2006 bond financing application available for rental developments. Interested developers may obtain an application from the Authority's website: [www.miamidade.gov/hfa](http://www.miamidade.gov/hfa).
- The Authority's Multi-Family Rental Program helps make market-priced rental developments affordable for low and moderate income families. Historically, more than \$911 million of revenue bonds have been issued for the purpose of financing and refinancing multi-family rental housing projects in Miami-Dade County. Developers must present their proposals to the Authority's Architectural Design and Review Committee as part of the application approval process. To date, the Authority has financed 87 multi-family projects within Miami-Dade County, 47 of which are currently active. Total units: 16,752 Active units: 10,182

#### HOME Program

- The HOME funds are currently being used to fund subordinate mortgages at 0% interest to be used in conjunction with our bond program. This mortgage is deferred for 15 or 20 years depending on the property. By providing this 0% subordinate mortgage, borrowers are able to qualify to purchase a home with a higher purchase price and eliminate the need for mortgage insurance.
- The program targets families and individuals who earn less than 80% of median income adjusted for family size. These income limits are set by HUD each year. Eligible borrowers can purchase a home anywhere within Miami-Dade County, however, if the property is located within an entitlement city, then the borrower must secure matching funds from the municipality. The home can be a single family detached, townhouse, or condominium with a purchase price that does not exceed \$362,790. Borrowers must qualify under current Fannie Mae and Freddie Mac credit guidelines. The Authority partners with local bank and lending institutions for the purpose of prequalifying borrowers and processing the mortgage applications.

#### HFA Surtax Program

- The Surtax funds are currently being used to fund second mortgages at 0% interest in our 80/20 Loan Program. This mortgage is deferred for the first 5 years and begins amortizing in the sixth year for the remaining 25 years of the loan. By providing this 0% second mortgage, borrowers are able to qualify to purchase a home with a higher purchase price and eliminate the need for mortgage insurance.
- The program targets families and individuals based on income limits are set by HUD each year. Eligible borrowers can purchase a home anywhere within Miami-Dade County and the home can be a single family detached, townhouse, or condominium. The current purchase price limit is \$525,090. Borrowers must qualify under current Fannie Mae and Freddie Mac credit guidelines. The Authority partners with local bank and lending institutions for the purpose of prequalifying borrowers and processing the mortgage applications.

## **General Services Administration (GSA)**

In June 2006, the MDHA transferred the Infill Housing Program from the New Markets and Applicant Leasing division to GSA. GSA has assumed the property conveyance and tracking functions of the infill program

### *Infill Housing Program*

- In 1998 the County introduced the Infill Housing Initiative as an incentive to housing developers to build affordable houses on the large number of vacant lots within the county's urban core neighborhoods.
- Typically, infill lots are found within established neighborhoods, where they have become eyesores. Most of these lots are large enough for a single-family detached house and have ready access to utilities. Often these vacant properties are owned by the County's Real Estate Office (REO) as a result of tax and other liens.
- The Miami Dade Board of County Commissioners approved the creation of a process to identify these lots, assist in clearing County liens and code enforcement issues, and make them available to for profit developers through a competitive bid process. Not-for-profit developers may obtain the lots at nominal costs, generally the cost of recording the transaction.
- Since the program's inception, the County has conveyed 326 lots to not-for-profit developers and has bid 222 lots to for-profit developers. Whether through conveyance or bid, all infill lots record a restrictive covenant requiring the developer to produce the housing within a specified timeframe and establishes sales price restrictions.

## **Office of Community Economic Development (OCED)**

The OCED administers federal and state funding programs designed to support the development of viable urban neighborhoods in Miami-Dade County. The OCED provides two important housing services to our lower income residents: the HOME Program and provision of Emergency Shelter Grants.

### *HOME Program*

- The HOME Program allocates housing funds in the form of first and second mortgage financing to assist very-low and low-income families in purchasing or renting affordable housing units.
- Eligible applicants for HOME funds for affordable housing projects include:
  - Community Housing Development Organizations (CHDOs)
  - Public Housing Authorities and Local Governments
  - Other Non-Profit Organizations
  - Private, For Profit Organizations (including Partnerships and Sole Proprietorships)
  - Individuals homeowners and/or first-time homebuyers, indirectly through the Bank Partnership Program.
- Home funds maybe used for the following:
  - Rehabilitation of existing units
  - Conversion of nonresidential uses to residential uses
  - Acquisition of existing units and funds for rehabilitation
  - Reconstruction New Construction
- In FY-06 U.S. HUD awarded Miami-Dade County \$6,706,048 of HOME funds.

### Emergency Shelter Grant

- The Emergency Shelter Grant is designed to help improve the quality of emergency shelter for the homeless, to help cover the costs of operating emergency shelter, and to provide essential social services to homeless individuals so they have access not only to safe and sanitary shelter, but also to the supportive services and other types of assistance they may also need to improve their situations.
- Federal grants are made available for the payment of certain operating and social service expenses in connection with emergency shelter for the homeless.
- In FY 06 U.S. HUD awarded Miami-Dade County \$861,949 of ESG funds.

### **Empowerment Trust**

The Miami-Dade Empowerment Trust, Inc., (the Trust) a non-profit organization, was established in February 1999, and delegated the authority to govern, direct and implement the EZ Strategic Plan and to create and expand business opportunities in the EZ. The premise of the EZ program is that conditions of poverty can be overcome and a market economy can be built through new investment in economic opportunities for people. As a result, the activities of the Trust are geared toward developing a strategic vision that lead to creating economic opportunities and build sustainable communities.

The programs of the Trust support small businesses, community development corporations and community projects that are backed and maintained by residents of the EZ and that address the needs of the entire community. The role of the Trust as an economic development engine, fuels the organization's commitment to job creation and development of a skilled multi-lingual, global workforce.

Taken from its "Tool Box" of Incentives, here is a sampling of what the Trust has to offer:

- \$ 130 million in Tax Exempt Bond Financing for commercial and industrial development projects that are \$1 million or more in scope;
- Access to a \$2.5 million EZ Revolving Loan Fund that will provide affordable loans ranging from \$25,000 to \$250,000 for small businesses;
- Access to Micro Loans of up to \$5,000 for small businesses;
- Access to EZ investments, on a case-by-case basis, (for not-for-profit and for-profit organizations);
- Access to Technical Assistance and Mentoring for small businesses;
- Tax deductions for qualified environmental clean-up costs;
- Access to federal tax credits from \$2,400 to \$3,000 for hiring qualified EZ residents and summer youth;
- Access to customized training and job placement services for EZ residents and prospective employers;
- Access to financing for Affordable Housing projects

**Homeless Trust**

The Homeless Trust serves as the coordinating entity for services for homes individuals and families throughout Miami-Dade County. The Homeless Trust administers a portion of the one percent Food and Beverage Tax proceeds, as well as federal, state, and other resources dedicated to services for the homeless; advises the BCC on issues related to homelessness; serves as the State's Homeless Coalition for the County; implements the Miami-Dade County Community Homeless Plan; and provides administrative, contractual, and policy formulation assistance related to homeless services.

The Homeless Trust, funds and monitors four distinct program areas: emergency, transitional, and permanent housing, and support services. This blend of housing and services comprises what is known as the homeless continuum of care. Over 4,600 emergency, transitional, and permanent housing beds have been developed by or through the Homeless Trust since its inception in 1993.